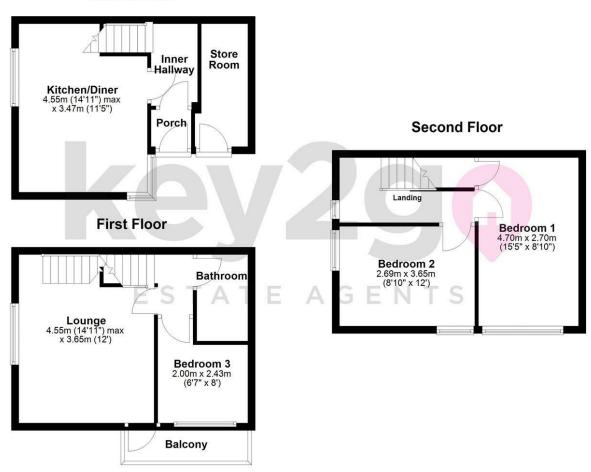
### Floorplan

#### **Ground Floor**



#### Area Map



## **Energy Efficiency Graph**

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			06
(69-80) C		74	80
(55-68)			
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			

#### Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





394 Gaunt Road Sheffield, S14 1GW

£875 PCM













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#### **f875 PCM**







A unique opportunity to rent this three bedroomed, three storey town house set on a quiet road. Having ample built in storage space and two good sized reception rooms. With fantastic views from the top floor and being well positioned for road links to Sheffield and Chesterfield. This property would make the ideal family home!

#### **SUMMARY**

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