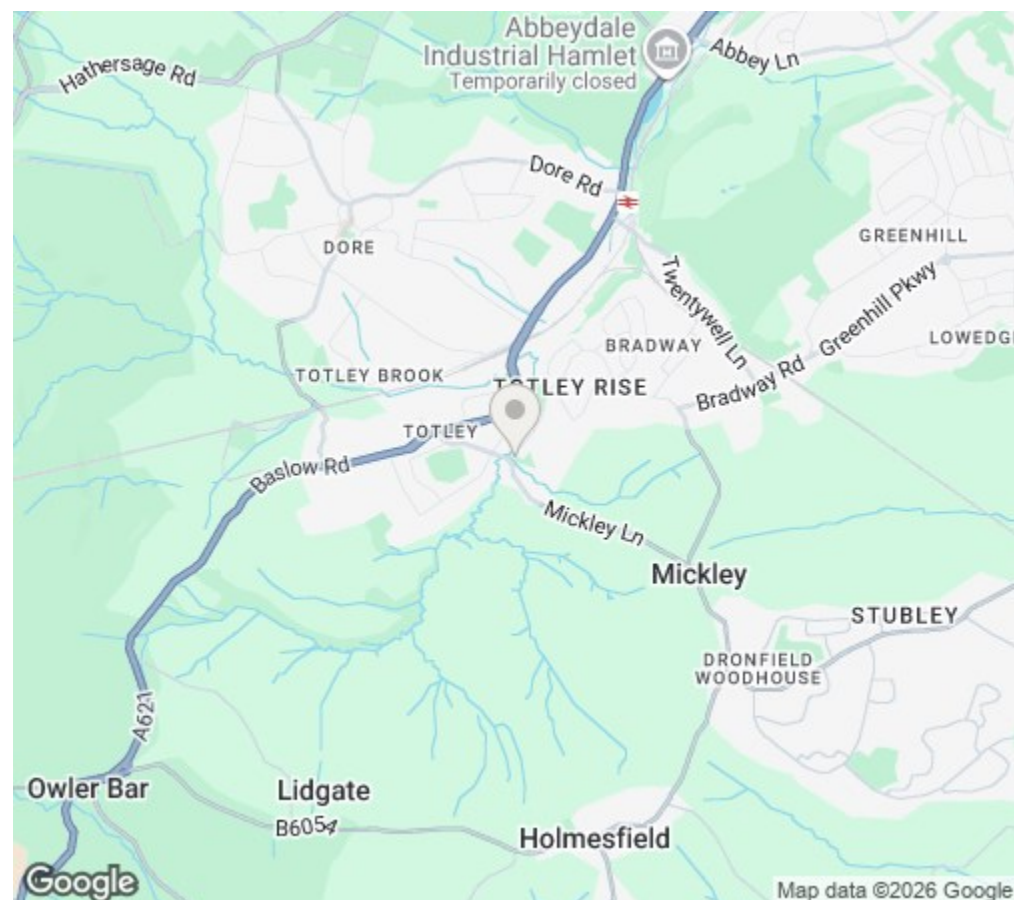




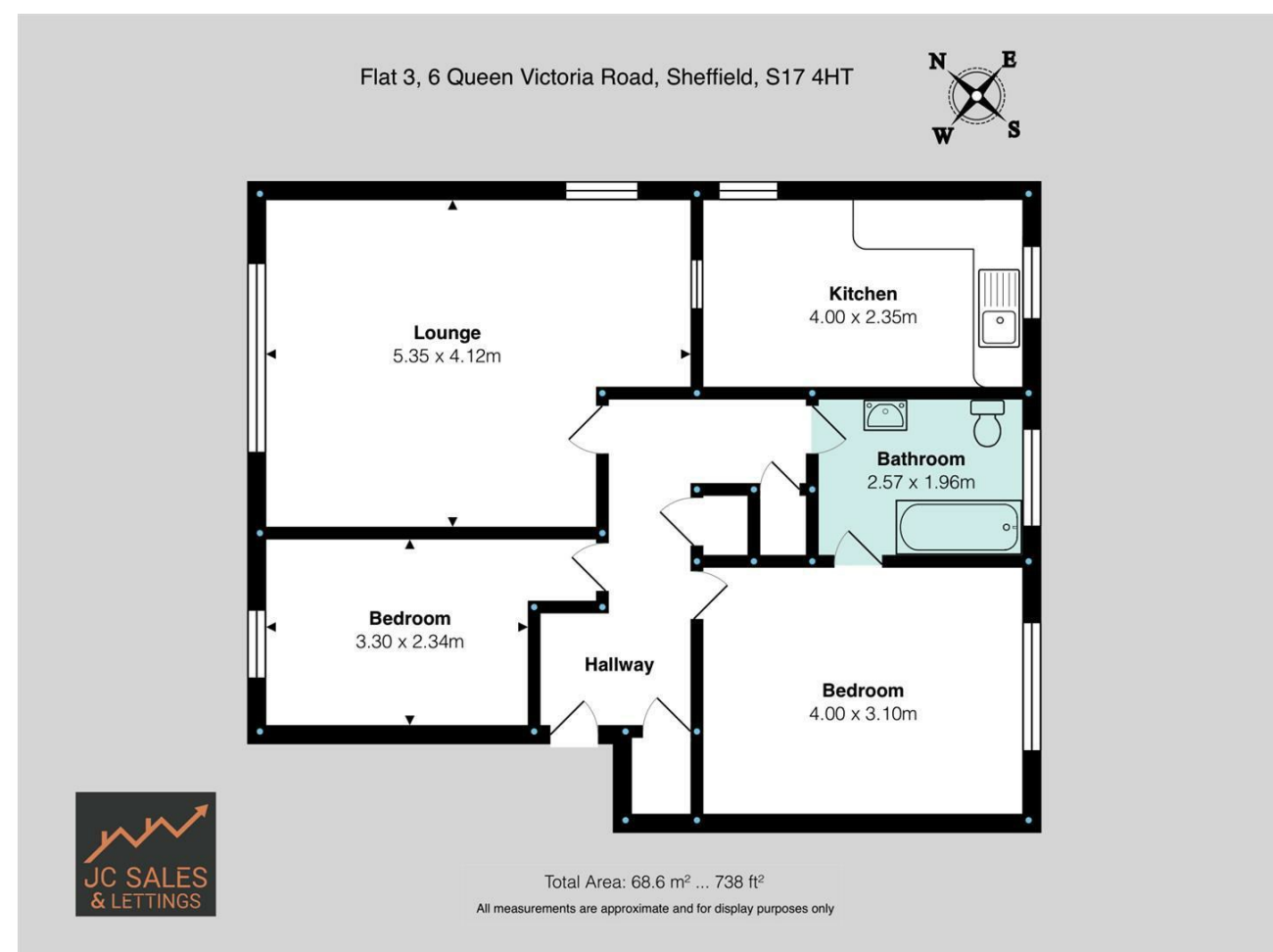
Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Agents Comments

Jack the Senior Sales Negotiator very much likes the location of the flat with it being so close to the Peaks and local shops to grab a bit of shopping. The flat is feels very secure and the neighbours that he met are very friendly. Jack especially likes the view from the main bedroom and kitchen of the residents garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



JC SALES & LETTINGS

Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com

Website: www.jc-salesandlettings.com



6, flat 3 Queen Victoria Road, Sheffield, S17 4HT

Guide price £150,000

- Two bedroom
- No upward chain
- allocated parking
- EPC Grade = TBC
- Popular area with local amenities close by
- well established communal gardens
- Offering 738sq ft of accomodation
- Highly Sought After Location

flat 3 Queen Victoria Road, Sheffield S17 4HT

GUIDE PRICE £150,000 - £160,000

A LIGHT AND AIRY, Two bedroom apartment in the HIGHLY SOUGHT AFTER location of TOTLEY. Offered to the market with NO UPWARD CHAIN this property would be an ideal starter home or appeal to downsizers. The property is DECEPTIVELY SPACIOUS with dual aspect windows.

The property briefly comprises of a Lounge, Kitchen, two bedrooms and a bathroom. The apartment is surrounded by WELL ESTABLISHED COMMUNIAL GARDENS and offers OFF ROAD PARKING. Close to a host of local amenities with great access to the CITY CENTRE and PEAK DISTRICT.

EPC Grade = TBC

 2

 1

 1

 E

Council Tax Band: B

