

### Viewings

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

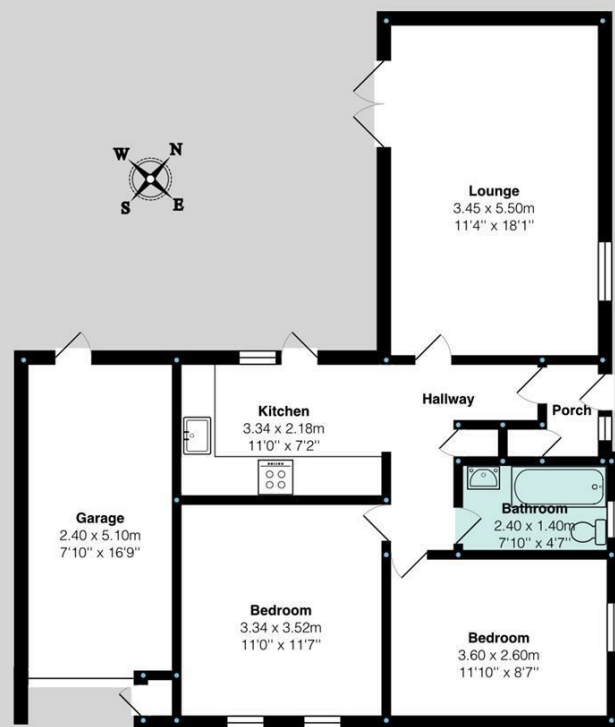
### Vendors Comments

I am moving area but wish I could pick my home up and take it with me. I love the layout and the privacy of the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>69</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



9 Wessex Gardens, Sheffield, S17 3PQ



Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

### 9 Wessex Gardens, Sheffield, S17 3PQ

Offers in excess of £350,000

- Detached two bedroom bungalow
- Cul de sac location
- Garage and driveway
- Bright lounge diner
- Recently modernised throughout, with some finishing works still to be completed
- Corner plot with gardens to three sides
- Modern kitchen with doors leading to the private garden
- Popular village location
- Within close proximity to Dore train station
- EPC Grade = D

# 9 Wessex Gardens, Sheffield S17 3PQ

DETACHED BUNGALOW IN A QUIET CUL-DE-SAC LOCATION!

This two bedroom detached home resides on a corner plot with gardens to the front and a private, courtyard garden to the rear. Situated in a popular area within close proximity to the train station and with great access to the City centre and the Peak District. The property briefly comprises of a porch which leads to a modern kitchen, lounge/ diner with patio doors which open to the rear garden. The property also offers two good sized bedrooms, a family bathroom and a garage. There is a driveway offering ample parking space.

A viewing is highly recommended.

EPC Grade = D



Council Tax Band: D

