



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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	

**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



11 Newington Road, Sheffield, S11 8RZ

£1,625 Per month

- Student: £75 per person per week
- Bills included option available at £99 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated just off Ecclesall Road
- Perfectly placed for students studying at both universities
- Available for a group of 5
- Excellent location, close to an abundance of local amenities
- Separate living room and kitchen
- Five very large bedrooms (no smaller bedroom)
- EPC Grade D

# 11 Newington Road, Sheffield S11 8RZ

\*\*\* STUDENT \*\*\* £75 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £99 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 5 \*\*\*  
A WELL LOCATED and LARGER THAN AVERAGE five bedroom mid terrace property with SEPARATE LOUNGE AND KITCHEN, situated just off ECCLESALL ROAD.  
Ideal for STUDENTS studying at BOTH UNIVERSITIES and close to an abundance of local amenities.  
In brief the accommodation comprises: large entrance hall, lounge, separate kitchen and large double bedroom to the ground floor. To the first floor there are two double bedrooms a bathrooms/WC and a separate WC. There are two double bedrooms to the second floor.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.



Council Tax Band: C

