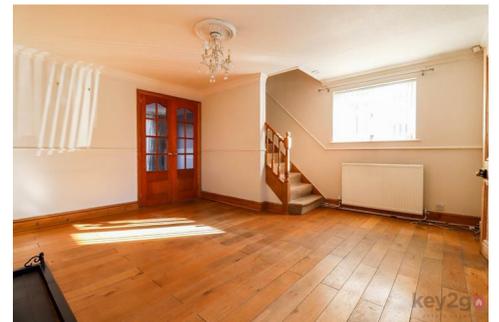


## Marketing Preview



**7 Cedar Close, Killamarsh, Sheffield, S21 1GG**

**£175,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! Boasting masses of potential, this spacious three-bedroom semi-detached home is situated on a quiet road and benefits from off-road parking and a garage.

### SUMMARY

CHAIN FREE! Boasting masses of potential, this spacious three-bedroom semi-detached home is situated on a quiet road and benefits from off-road parking and a garage.

The ground floor features a useful porch area leading into a spacious lounge, with double doors opening to the dining room that provides access to the kitchen. The kitchen in turn offers access to the rear of the property.

The landing gives access to three bedrooms, comprising two doubles and a single, along with the family bathroom.

To the front of the property is a driveway leading to the garage. The rear garden features a patio and pebbled area, a lawn, and rear access to the garage.

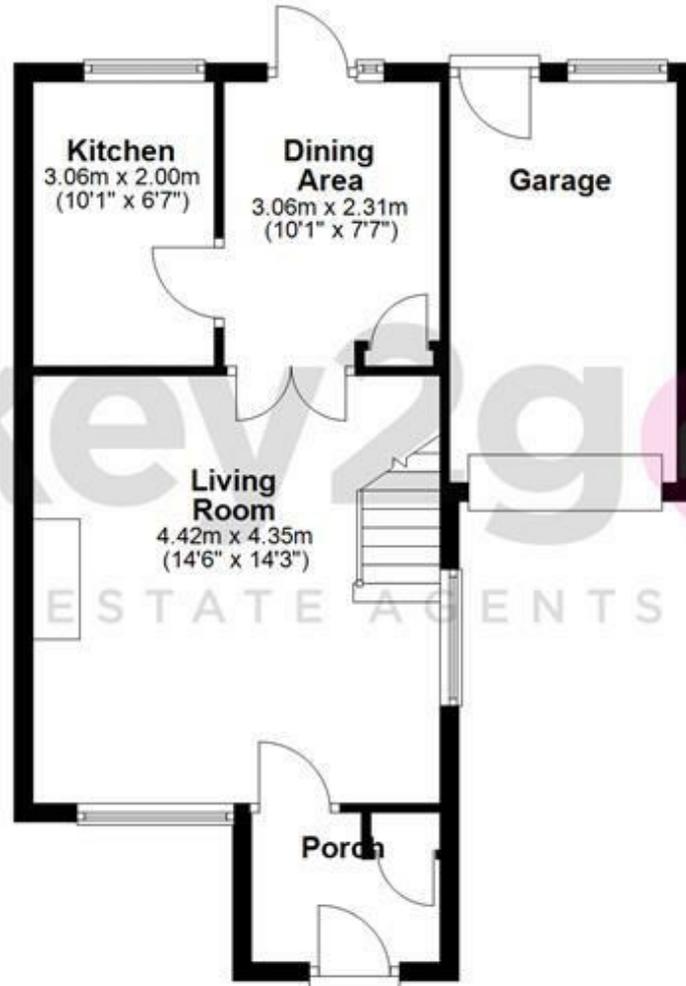
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE
- PROBATE GRANTED

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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	

