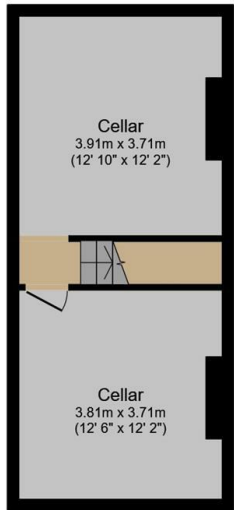




118 Cobden View Road, Sheffield, S10 1HS

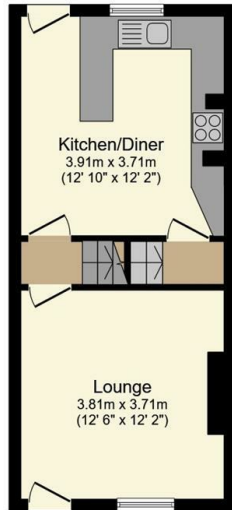
Offers Over £280,000

- No onward chain
- Stunning lounge
- Good size low maintenance rear garden
- Beautiful finished property
- Two double bedrooms and one large single bedroom
- No rights of way from neighbours
- Modern kitchen-diner
- Contemporary bathroom
- Current owner in process of buying the freehold



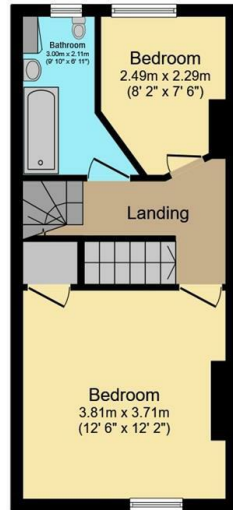
Cellar

Floor area 32.6 sq.m. (351 sq.ft.)



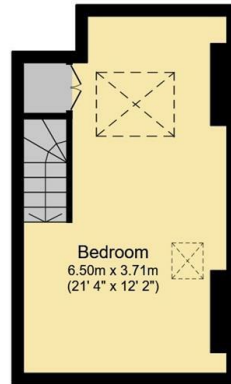
Ground Floor

Floor area 32.6 sq.m. (351 sq.ft.)



First Floor

Floor area 32.6 sq.m. (351 sq.ft.)

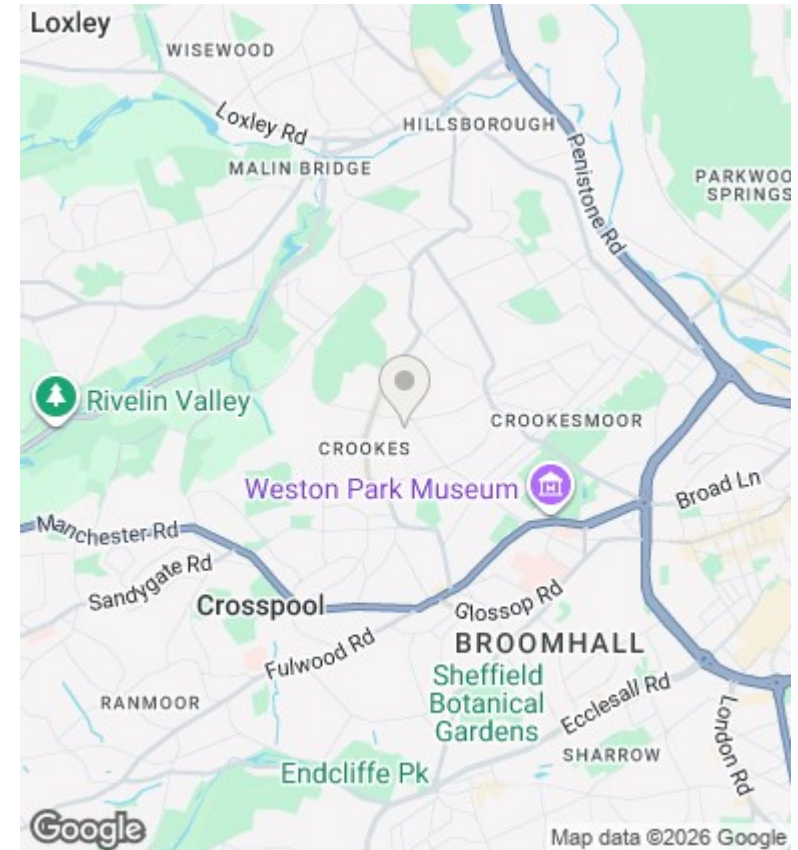


Second Floor

Floor area 23.1 sq.m. (249 sq.ft.)

Total floor area: 121.0 sq.m. (1,302 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Renovated throughout - new bathroom & kitchen. Re-wired. Existing boiler and windows 3bed - 2 double, 1 single - one of rooms is attic bedroom, was already converted when bought. Separate lounge and diner/kitchen (not an offshoot No shared access rights to rear.

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	