





COOL CHICKS  
LIVE HERE



## 195 Edmund Road

Sheffield • South Yorkshire • S2 4EG

Guide Price £170,000 - £180,000

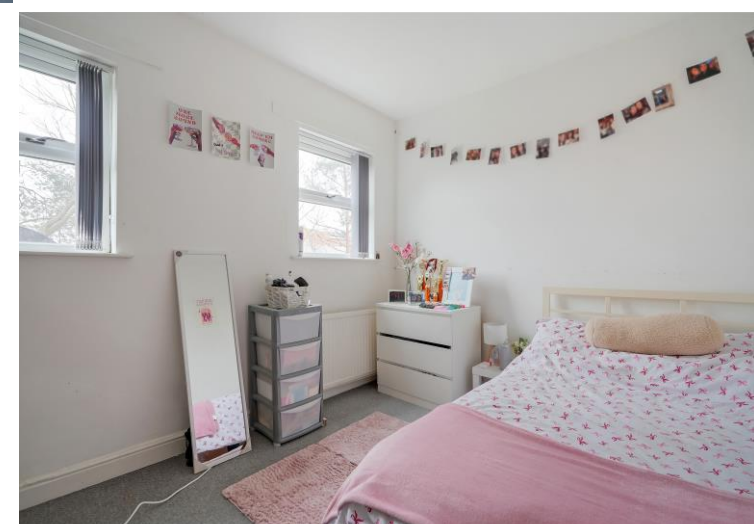
A well-presented three-bedroom mid-terrace property located on the popular Edmund Road in the Highfield area of Sheffield. Arranged over three levels, the property offers flexible and spacious accommodation and benefits from a south-facing rear garden. Finished to a good standard throughout, particularly suitable for a family home or investors seeking comfortable and well-located accommodation. Available with no onward chain. The living accommodation includes a bright and spacious lounge finished in neutral décor, featuring a fireplace, bay window and wood-effect laminate flooring. To the rear is a modern fitted kitchen offering ample storage and preparation space, room for a breakfast table, and access to the cellar which provides useful additional storage. The property boasts three generously sized double bedrooms, all styled in neutral décor with grey carpeting. Two bedrooms are located on the first floor, with a further spacious double bedroom occupying the top floor. The accommodation is completed by a contemporary shower room, partially tiled and fitted with a shower enclosure, hand wash basin and WC. Edmund Road is perfectly located between Queens Road and Sheffield City Centre offering excellent amenities on the door step, as well as great transport links in and around the city centre. Located close to the universities and hospitals.





- Bay Fronted Terraced House
- Close to Universities & Hospitals
- 3 Double Bedrooms
- Modern Shower Room
- Spacious Dining Kitchen

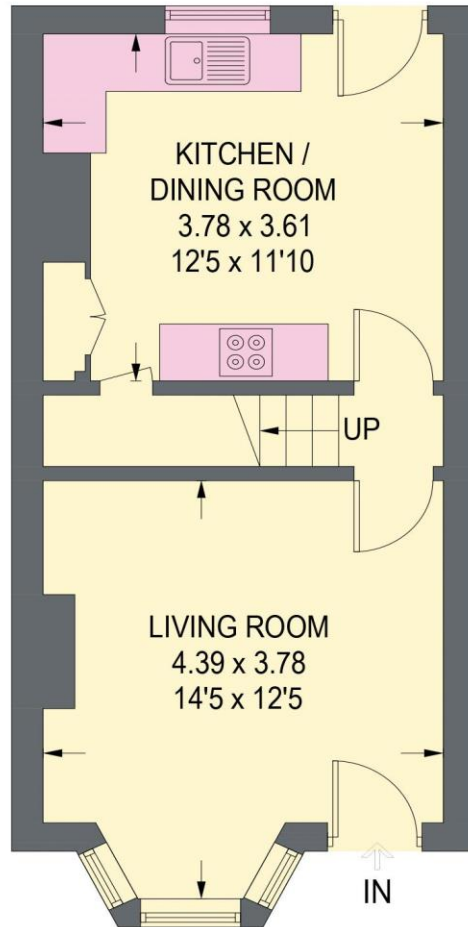
- Bay Fronted Lounge & Feature Fireplace
- Double Glazed & Gas Central Heating
- South East Facing Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D



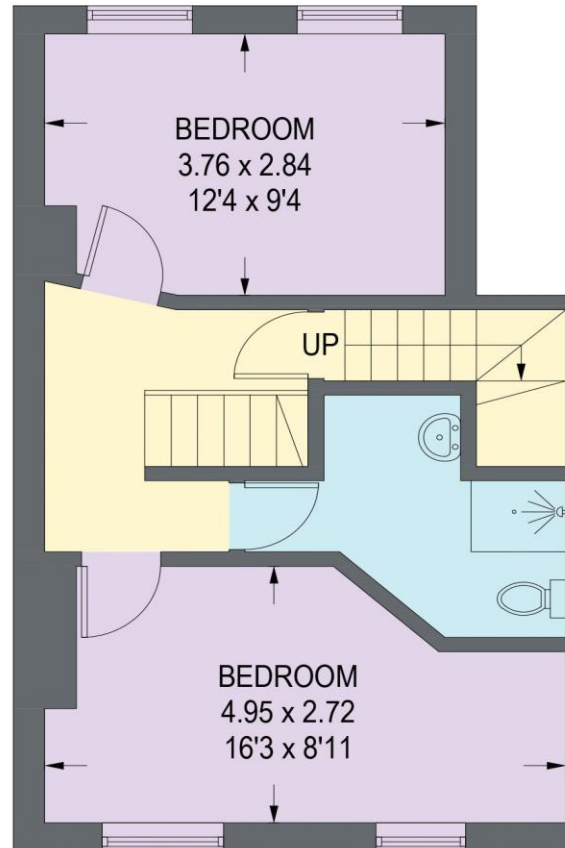


# 195 EDMUND ROAD

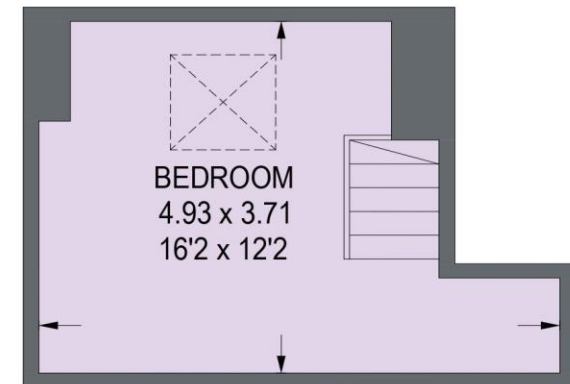
APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 924 SQ FT



**GROUND FLOOR**  
**32.9 SQ M / 354 SQ FT**



**FIRST FLOOR**  
**37.7 SQ M / 406 SQ FT**



**SECOND FLOOR**  
**15.2 SQ M / 164 SQ FT**

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)



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