



Spencer.

23, Bramwith Road, Nethergreen, S11 7EZ

Buy —

this superb traditional three bedroom mid terrace home in the heart of popular Nether Green with delightful rear garden areas.

— from *Spencers*.

- Available with no onward chain
- Three bedroom mid-terraced home
- Kitchen diner
- Front facing lounge
- Family bathroom
- Rear courtyard, outhouse and raised decked seating area
- Useful cellar storage
- Council Tax Band -B
- EPC Rating- D
- [What3words///gloves.comet.spots](http://What3words:///gloves.comet.spots)



Offers Around

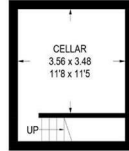
£295,000



Floorplan

23 BRAMWITH ROAD

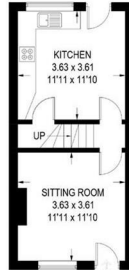
APPROXIMATE GROSS INTERNAL AREA = 86.5 SQ M / 931 SQ FT
CELLAR = 16.0 SQ M / 172 SQ FT
TOTAL = 102.5 SQ M / 1103 SQ FT



CELLAR
16 SQ M / 172 SQ FT



SECOND FLOOR
20.8 SQ M / 224 SQ FT



GROUND FLOOR
30.5 SQ M / 328 SQ FT



FIRST FLOOR
35.2 SQ M / 379 SQ FT

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

Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

 SpencersAgents

 SpencersAgents

 SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948