

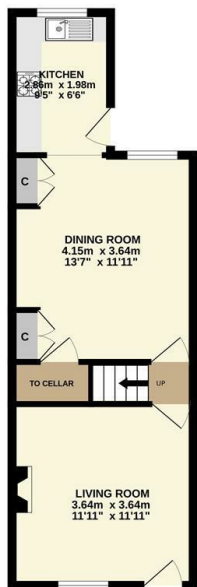


29 Coombe Road, Sheffield, S10 1FF

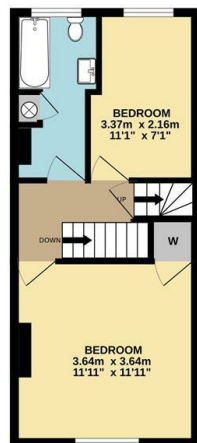
Offers Over £270,000

- Stone fronted terrace
- Two double bedrooms and a large single bedroom
- Council tax band A
- Off shot kitchen and separate dining room
- South facing rear garden
- Perfect for a first-time buyer
- Cosy living room
- Short walk to Crookes and Broomhill
- Long leasehold

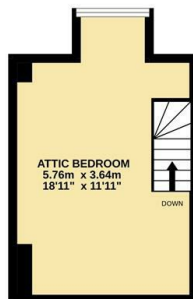
GROUND FLOOR
36.8 sq.m. (398 sq.ft.) approx.



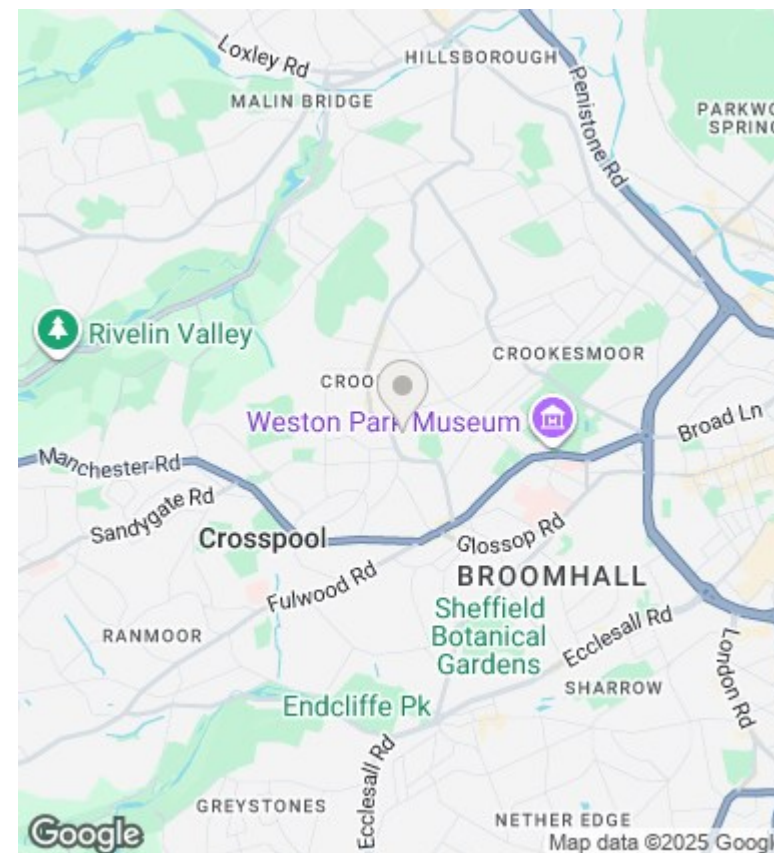
1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



2ND FLOOR
18.5 sq.m. (199 sq.ft.) approx.



TOTAL FLOOR AREA: 86.3 sq.m. (929 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Directions

Viewings

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

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC