



## 54 Gervase Drive

Lowedges, S8 7PL

- Private Garden
- Superb Presentation (Neutral)
- Driveway
- Alarm

Rent £550 pcm



IMMACULATE FAMILY HOME WITH PARKING - S8 - £550PCM

- \* EPC Rating C
- \* Council Tax Band A
- \* Open Plan Kitchen / Diner (6.5m x 2.5m)
- \* Bath with shower over.
- \* GCH Throughout
- \* Fully Double Glazed
- \* Private Rear Garden
- \* Driveway for 2 vehicles
  - \* Alarm
- \* Bedroom 3 - ideal Study / Nursery
- \* Neutral decor throughout
- \* Master bedroom with fitted wardrobes

A well-presented family home in this popular area. Good for schools, amenities and travel, this property is suitable for working professionals and young families alike.

First reference application £195 (inc VAT)  
Additional reference applications £65 each (inc VAT)

Sorry no HB  
Sorry no pets

Rent £550pcm Deposit £550

To book a viewing, please call 0114 299 4444 or text 07830 345 765

4you Sales and Lettings support Right to Rent - copies of ID / Passports will be requested prior to tenancy.  
4you are members of the Association of Residential Lettings Agents (ARLA) who ensure that we work to the very



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements