

Old Station Way,  
Sheffield | Bedfordshire  
£200,000

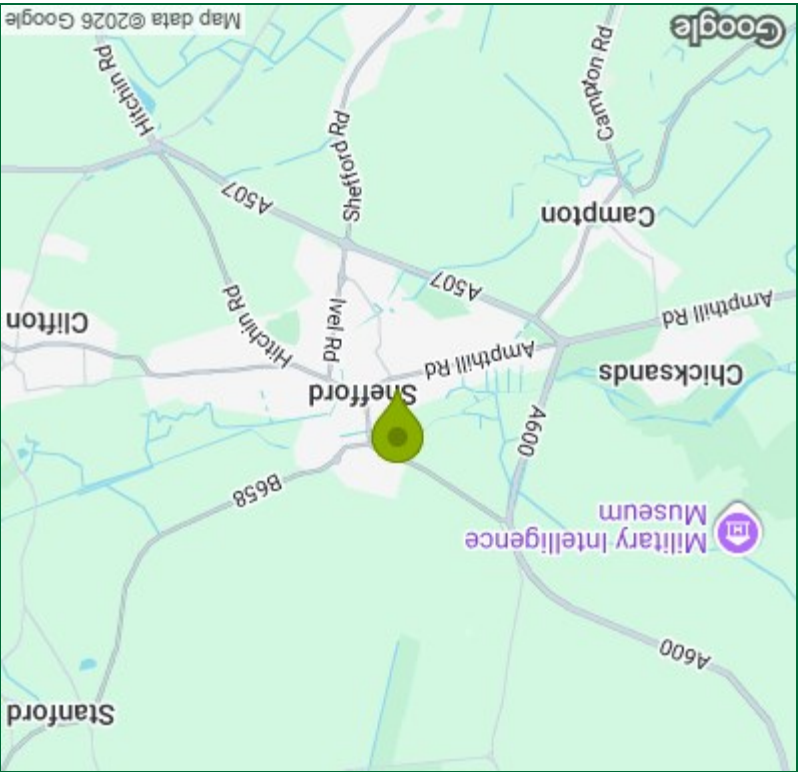
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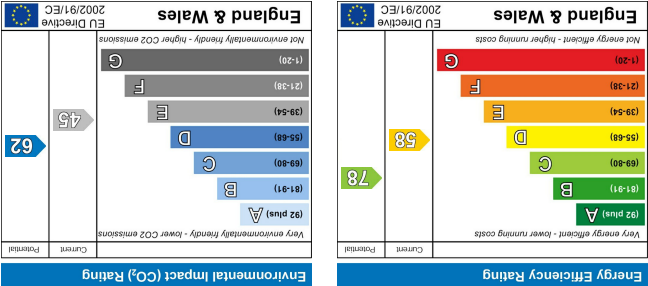
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sheffield Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 High Street, Sheffield, Bedfordshire, SG17 5DG  
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Entrance Hall  
Entrance door, airing cupboard housing hot water tank.

Living Room  
17'4" x 11'9"  
uPVC windows rear and side, electric heaters.

Kitchen  
9'11" x 8'9"  
Fully fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob with extractor hood over, tiled splash back, plumbing for washing machine, tiled floor, window to rear, inset spotlights.

Bedroom One  
14'7" x 9'7"  
uPVC window to front, electric heater.

Bedroom Two  
11'2" x 7'6"  
uPVC window to front, electric heater.

Bathroom  
White suite comprising of panel enclosed bath, wall mounted electric shower, low level W.C, pedestal wash hand basin, tiled floor, part tiled walls.

Communal gardens  
Well kept communal gardens laid mainly to lawn with flower beds and mature trees.

Garage  
En bloc, up and over door.

Agents Notes



Leasehold  
Long lease term of 999 years from 1978.  
Ground rent £60.00 per annum.  
Service charge £1250.00 per annum.

