HUNTERS
HERE TO GET you THERE
88 Gervase Drive, Sheffield, S8 7PN

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Offers In The Region Of £150,000

Nestled in a cul-de-sac, 88 Gervase Drive is a charming three-bedroom end terrace house located in Lowedges, Sheffield. This neutrally decorated property is set on a corner plot, providing a sense of space and privacy.

Upon entering, you are welcomed by an entrance porch that leads into an inner lobby, complete with stairs that ascend to the first floor. The ground floor features a generous through living room, perfect for relaxation and entertaining, alongside a well-appointed dining kitchen that caters to all your culinary needs. At the rear, you will find a convenient entrance lobby that doubles as a utility area, enhancing the functionality of the home.

Venturing upstairs, the landing grants access to three comfortable bedrooms, each offering ample space for rest and personalisation. The modern bathroom is thoughtfully designed, providing a stylish and practical space for daily routines.

Externally, the property boasts a larger than average rear garden, a true highlight for those who enjoy outdoor living. The garden features a lovely decked seating area, ideal for al fresco dining or simply unwinding, alongside a well-maintained lawn and flourishing fruit bushes that add a touch of nature to your home.

Families will appreciate the excellent choice of well-regarded local schools, including Greenhill Primary School, Bradway Primary and St Thomas of Canterbury School, a Catholic Voluntary Academy—each conveniently situated within easy reach of the property.

With no onward chain, this property presents an excellent opportunity for both first-time buyers and families seeking a welcoming home in a tranquil setting. Do not miss the chance to make this delightful house your own.

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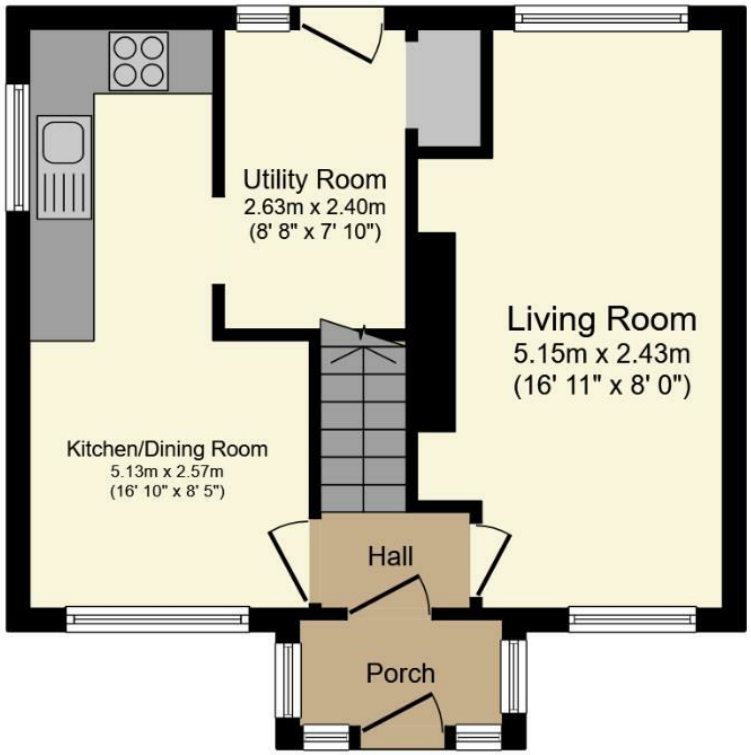
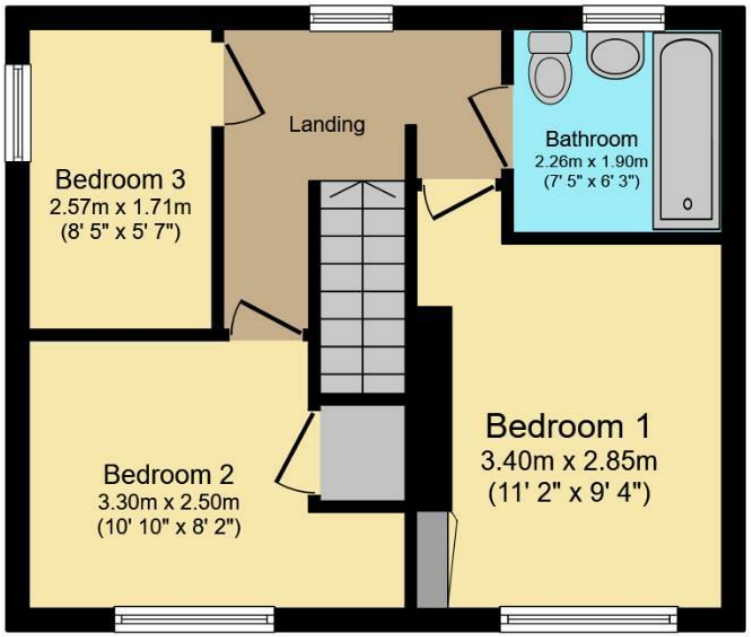


Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.)

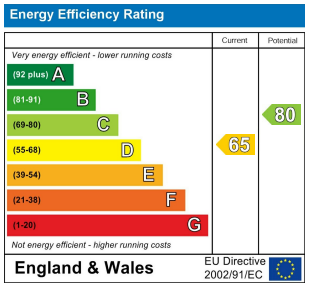


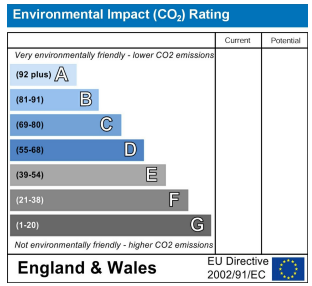
First Floor

Floor area 34.9 sq.m. (375 sq.ft.)

Total floor area: 71.8 sq.m. (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





General Remarks
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TENURE
This property is Freehold.

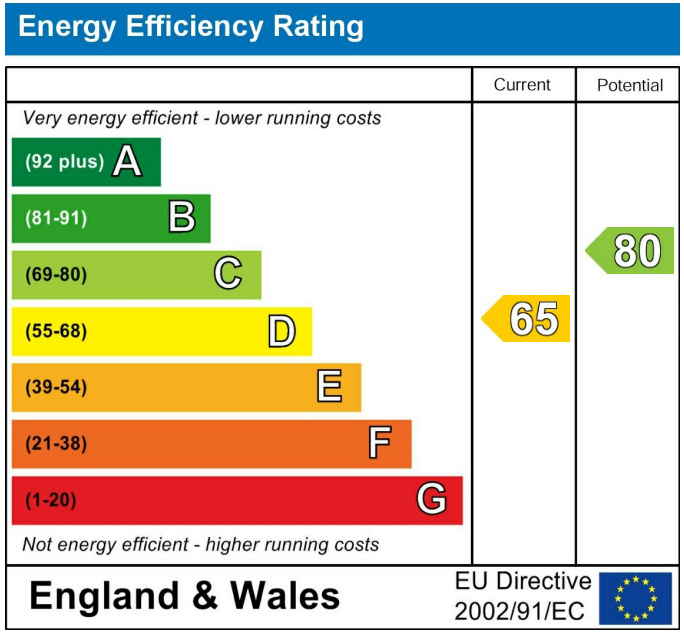
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.