

9 Vincent Road, Nether Edge, Sheffield, S7 1BW Guide Price £220,000

*** GUIDE PRICE - £220,000 - £230,000 ***

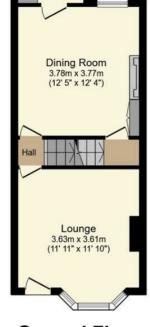
Located on Vincent Road in the vibrant city of Sheffield, this charming end terrace house, built at the turn of the century, offers a delightful blend of character and modern living. With three bedrooms, this property is ideal for families or those seeking extra space.

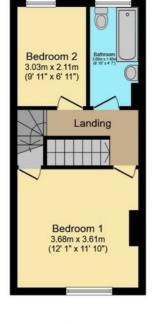
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The off-shot kitchen is functional whist the dining room provides access to the cellar in the basement, offering additional storage options. The modern bathroom features a stylish white suite, ensuring comfort and convenience for all residents.

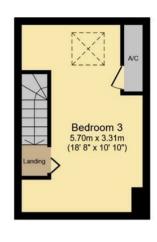
The property boasts a level and enclosed garden, providing a safe and private outdoor space for children to play or for hosting summer barbecues. The garden is a wonderful extension of the home, allowing for relaxation and enjoyment of the outdoors.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a thriving community. This end terrace house on Vincent Road is a fantastic opportunity for anyone seeking a blend of historical charm and modern convenience in Sheffield.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111 sheffieldwoodseats@hunters.com | www.hunters.com







Cellar

Cellar 4.51m x 3.70m

(14' 10" x 12' 2")

Floor area 16.7 m² (180 sq.ft.) approx

Ground Floor

Floor area 37.7 m² (406 sq.ft.) approx

First Floor

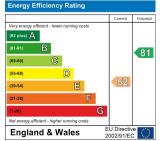
Floor area 31.6 m² (340 sq.ft.) approx

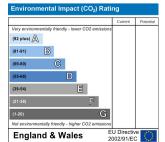
Second Floor

Floor area 21.1 m² (227 sq.ft.) approx

Total floor area 107.1 m² (1,153 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com





General RemarksGENERAL REMARKS

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

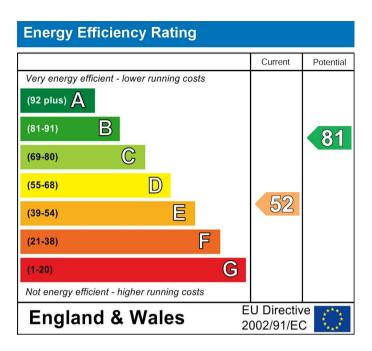
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.



















