

**88 Gervase Drive, Sheffield, S8 7PN**

**Offers In The Region Of £160,000**

**Property Images**



## Property Images



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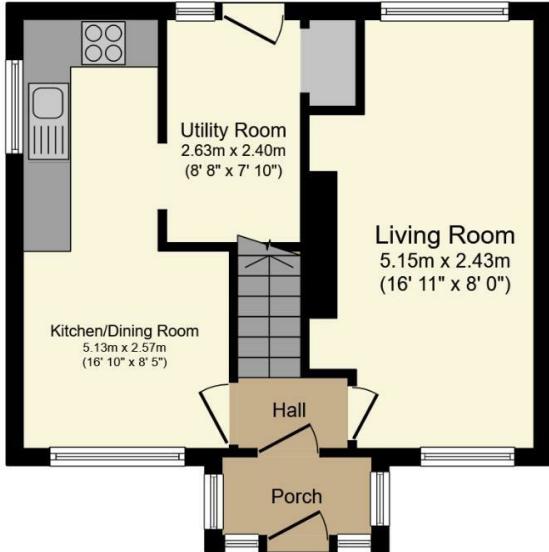
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**Property Images**

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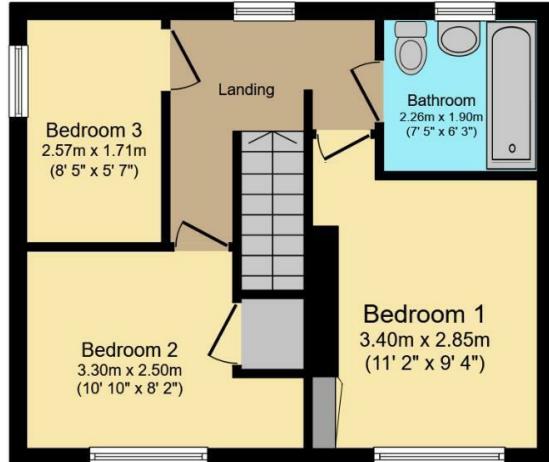
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**Ground Floor**

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 missatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

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

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

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.

## Features

- Three bedrooms
- Through living room
- Fitted dining kitchen
- Modern bathroom
- Larger than average rear garden
- Corner plot on a Cul-De-Sac
- No onward chain
- Energy Performance Rating D