



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



### 16 Jardine Street, Sheffield, S9 1NA

Asking price £165,000

- Option to purchase with tenant in situ paying £1,000pcm
- Modern kitchen
- Garden to the rear
- Convenient location very close to Meadowhall Shopping Centre
- Four bedrooms
- Spacious accommodation over three floors
- Two reception rooms
- No vendor chain (sold with vacant possession)
- Ideal for first time buyers

# 16 Jardine Street, Sheffield S9 1NA

Spacious FOUR BEDROOM home, with TWO RECEPTION ROOMS, which is ideal for investors or owner-occupiers. There is an option to purchase this property with vacant possession or with tenant in situ paying £1,000pcm. Benefitting from a GENEROUS AMOUNT OF ACCOMMODATION over three floors, this home is ideal for the growing family.

The property is offered to the market with NO VENDOR CHAIN.

In brief the accommodation comprises: lounge, kitchen, four bedrooms, three of which are double and a family bathroom. There is a garden to the rear.

EPC Grade = D



Council Tax Band: A

