

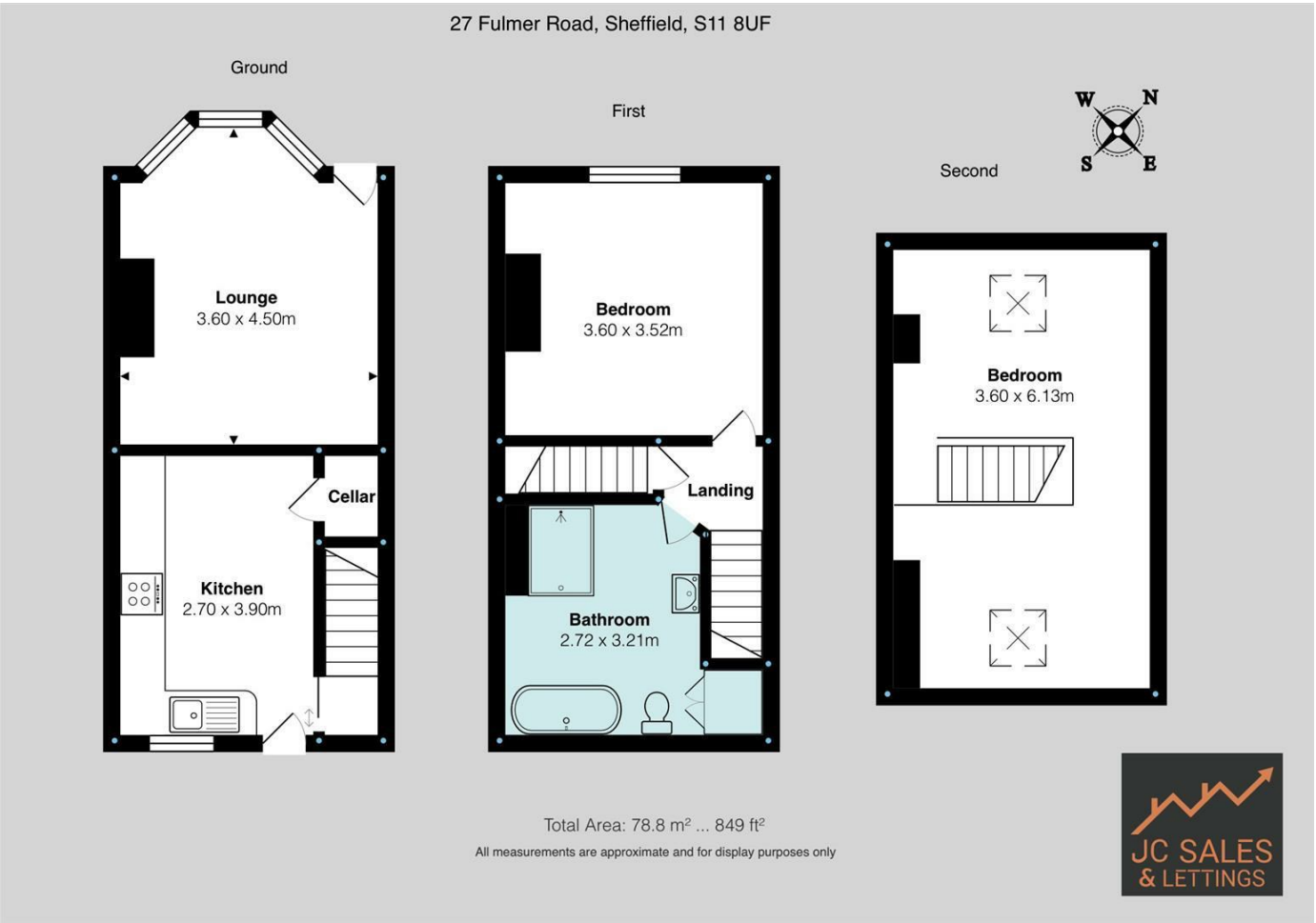


**Viewings**  
Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>80</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>41</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

**Vendors Comments**

As soon as we viewed number 27 we knew it was a house we wanted to make our home. It had the charm and character we were looking for on a road with a real community feel. We love having a great range of coffee shops, pubs and restaurants on our doorstep but also that the road is on a quiet cul-de-sac away from the hustle and bustle. Another huge bonus for us is being close to Endcliffe Park as well as only a short drive from the Peak District. We'll be sad to say goodbye to a place that has brought our family so many happy memories.



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**27 Fulmer Road, Sheffield, S11 8UF**  
**Asking price £275,000**

- Beautifully presented bay-fronted period home
- Recently modernised kitchen-diner with contemporary finishes
- Two generous double bedrooms across three floors
- Low-maintenance rear garden with private patio area
- Excellent transport links and city centre access
- Stylishly decorated to a high standard
- Light and airy lounge with feature log burner
- Modern family bathroom with roll-top bath and separate shower
- Sought-after location near Endcliffe Park & Sharrow Vale Road
- Perfect blend of period charm and modern comfort



# 27 Fulmer Road, Sheffield S11 8UF

A beautifully presented BAY-FRONTED PERIOD HOME, elegantly styled and finished to an exceptional standard. This charming property boasts a RECENTLY MODERNISED kitchen-diner designed for contemporary living, alongside a bright and spacious lounge featuring a stunning LOG BURNER as its focal point.

The accommodation extends over THREE FLOORS, offering TWO GENEROUS DOUBLE BEDROOMS and a much larger than average modern family bathroom complete with a ROLL-TOP bath and separate shower cubicle.

To the rear, a LOW-MAINTENANCE GARDEN provides an inviting outdoor retreat, with a patio area and mature shrubs creating a sense of privacy and calm.

Perfectly positioned on a "no-through road" in a highly sought-after location, this property lies within walking distance of the popular BOTANICAL GARDENS, ENDCLIFFE PARK and SHARROW VALE ROAD, and benefits from excellent transport links, local amenities, and easy access to the city centre. This is a rare opportunity to acquire a characterful period home that beautifully blends traditional charm with modern comfort — ideal for professionals, small families, or anyone seeking a peaceful haven within the heart of the city.



Council Tax Band: A

