



**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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**18 Windermere Road, Sheffield, S8 0UP**

**Asking price £190,000**

- Excellent location just off Abbeydale Road
- Currently achieving £950 pcm
- Managed by JC Sales & Lettings
- Highly sought after area
- Unrestricted on street parking
- Sold with tenant in situ
- Fully compliant let in place
- Well presented two bedroom terrace
- Living room and dining kitchen
- Viewing highly recommended

# 18 Windermere Road, Sheffield S8 0UP

\*\*\* EXCELLENT LOCATION – JUST OFF ABBEYDALE ROAD \*\*\*

\*\*\* SOLD WITH TENANT IN SITU – £950PCM \*\*\*

\*\*\* FULLY COMPLIANT LET – MANAGED BY JC SALES & LETTINGS \*\*\*

An excellent opportunity to acquire this WELL PRESENTED TWO BEDROOM MID TERRACED PROPERTY, ideally positioned in a HIGHLY SOUGHT AFTER location just off ABBEYDALE ROAD. Offered for sale as a TENANTED INVESTMENT, the property is currently let at £950 PER CALENDAR MONTH and is being fully managed by JC Sales & Lettings, providing a straightforward, ready-made addition to a landlord's portfolio.

The accommodation is well laid out and in brief comprises: living room and dining kitchen to the ground floor. To the first floor are two bedrooms and a shower room / WC. Externally, there is a rear garden.

Conveniently located close to an abundance of local amenities, cafés and shops, together with excellent public transport links and commuter access.

An early viewing is highly recommended to avoid disappointment.

EPC Grade E.



Council Tax Band: A

