



Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

Vendors Comments

Add text here

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 69        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 48      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Tel: 0114 483 0038  
E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)  
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



Room 7, 144A London Road, Sheffield, S2 4LT

£400 Per month

- Available for early September occupation
- Occupying a brilliant position on the top floor
- Off road car parking available by separate negotiation
- Immaculately presented room
- Viewing highly recommended
- Larger than average double bedroom in a shared house
- All bills included in the rent
- Three bathrooms and two kitchens
- Close to an abundance of local amenities on London Road
- EPC Grade E



# Room 7, 144A London Road, Sheffield S2 4LT

STUNNING and MUCH LARGER THAN AVERAGE, DOUBLE BEDROOM available in a SHARED, seven bedroom house with ALL BILLS INCLUDED in the rent.  
Occupying an enviable position on the TOP FLOOR of this property, this room has recently been REFURBISHED and benefits from good quality furniture.  
The house has two kitchens and three bathrooms.  
Located conveniently for Sheffield City Centre, public transport links and local amenities.  
An early viewing is highly recommended to avoid disappointment!  
Off road car parking available by separate negotiation.  
EPC Grade E.

 1

 3

 2

 E

Council Tax Band: Exempt

