



### Viewings

Viewings by arrangement only.  
Call 0114 2666300 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>			
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		40	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



**280A Edmund Road, Sheffield, S2 4EN**

**£400 Per month**

- Available for immediate occupation
- Ideal for a single occupant
- Popular residential area
- Excellent public transport links
- Early viewing highly recommended
- One bedroom studio / bedsit
- Highly sought after location
- Close to local amenities
- Easy access to city centre
- EPC Grade E

## 280A Edmund Road, Sheffield S2 4EN

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

Situated in this highly sought after residential area, this well positioned one bedroom studio / bedsit offers convenient and practical accommodation ideally suited to a single occupant.

Enjoying an excellent location, the property is within easy reach of a wide range of local amenities, regular public transport links and straightforward access to the city centre, making it an excellent choice for those seeking convenience and accessibility.

This property is expected to attract strong interest and an early viewing is strongly recommended in order to avoid disappointment.

EPC Grade E.



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1



E

Council Tax Band: A