



### 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>			70
(55-68) <b>D</b>		52	
(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	

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



TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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24 Thompson Road, Sheffield, S11 8RB

£1,646 Per month

- Sharers (student or professional): £95 per person per week
- Bills included option available at £119 per person per week
- Bills included option includes gas, electricity, fibre internet, TV licence and water bills
- Situated at the entrance of The Botanical Gardens
- Two bathrooms
- Modern kitchen and bathrooms
- Available for a group of 5
- Close to an abundance of local amenities on Ecclesall Road
- Perfectly placed for students studying at Sheffield Hallam University
- EPC Grade E

# 24 Thompson Road, Sheffield S11 8RB

\*\*\* TWO BATHROOMS \*\*\* STUDENT OR PROFESSIONAL SHARERS \*\*\*

\*\*\* £95 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £119 PER PERSON PER WEEK (Includes: Gas, electricity, fibre internet, water and TV licence) \*\*\* AVAILABLE FOR A GROUP OF 5 \*\*\*

A WELL LOCATED and LARGER THAN AVERAGE five bedroom, two bathroom end terrace property, situated just off ECCLESALL ROAD and AT THE ENTRANCE TO THE BOTANICAL GARDENS!

Ideal for STUDENTS studying at SHEFFIELD HALLAM UNIVERSITY and close to an abundance of local amenities on ECCLESALL ROAD.

An early viewing is highly recommended to avoid disappointment!

EPC Grade E.



Council Tax Band: C

