

## Marketing Preview



**2 Epping Grove, Sothall, Sheffield, S20 2GL**

**£150,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this modern throughout and ready to move into two bedroom quadrant town house. Offering off road parking and good sized garden. Situated in a popular residential area with good local amenities and transport links to Crystal Peaks and Sheffield City Centre. Perfect for first time buyers!!

## SUMMARY

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## PORCH

Enter through UPVC door into useful porch with neutral decor and laminate flooring. Ceiling light, telephone point and doors to storage cupboard and lounge.

## LOUNGE 10'3" x 13'6"

A beautifully presented lounge with neutral decor and laminate flooring. Ceiling light, radiator and smoke alarm. Two windows, stair rise to first floor landing and door to kitchen.

## KITCHEN 6'2" x 13'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Breakfast bar and stainless steel one and a half sink with chrome mixer tap. Electric oven, gas hob and extractor fan. Integrated fridge and space for washing machine. Ceiling light, radiator and window to the front. Door to under stairs storage cupboard and wood effect flooring.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedroom, bathroom and over stairs storage cupboard.

## BEDROOM ONE 11'9" x 7'9"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and two windows.

## BEDROOM TWO 6'0" x 8'11"

A good sized single bedroom with carpet flooring and painted walls. Ceiling light, radiator and window. Door to storage cupboard.

## BATHROOM 4'8" x 7'8"

Comprising of bath with electric shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

## OUTSIDE

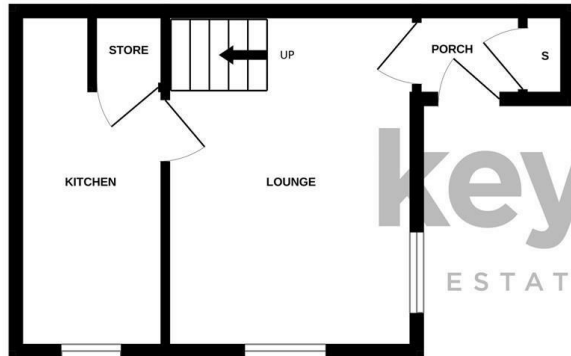
To the front of the property is a enclosed lawn area and fencing.

To the side of the property is a gate to front door and astroturf area.

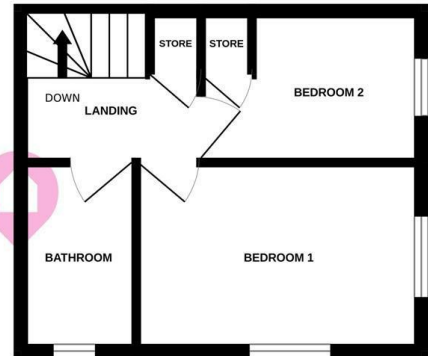
## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

GROUND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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