

Marketing Preview



27 Cecil Square, Sheffield, S2 4NT

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



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SUMMARY

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Entrance to the lounge with the stair rise to the first floor and access to the cellar which mirrors the lounge via a trap door. Open to the kitchen/diner with access to the rear yard.

The first floor comprises of a large bedroom to the front with a large storage cupboard, a further single bedroom to the rear and a spacious shower room.

The second floor has a larger than average double bedroom with a walk in wardrobe with storage and a window overlooking the rear.

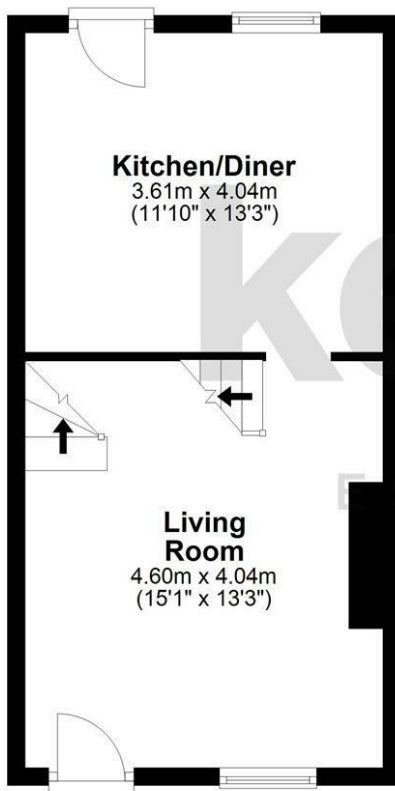
The rear garden is patio'd and is shared access for neighbours.

PROPERTY DETAILS

- LEASEHOLD, 760 YEARS REMAINING, £17.50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

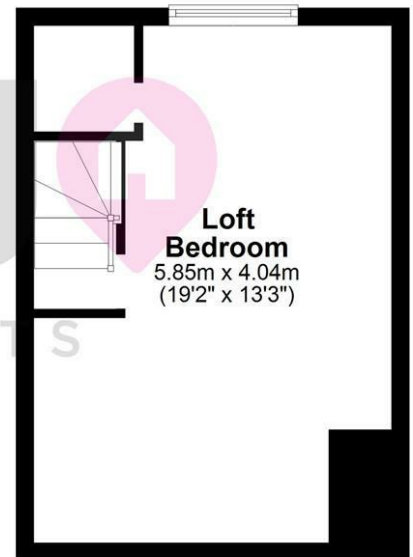
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

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