

## Marketing Preview



**31 Watkinson Gardens, Waterthorpe, Sheffield, S20 7LU**  
**£240,000**

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





CHAIN FREE! CASH ONLY DUE TO SHORT LEASE! Tucked in a quiet cul-de-sac, this two-bedroom detached bungalow is ready to move into. The property has a modern shower room, ample off-road parking, and a detached garage. There are low-maintenance gardens to the front and rear. It is within walking distance of the tram stop, main bus route, Crystal Peaks, and Drake House. Perfect for someone looking to downsize.

## SUMMARY

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A side door opens into the hallway. The kitchen is to the front with ample wall and base units. The lounge/diner is bright and spacious with a walk-in bay window to the front. There is a good-sized double bedroom to the rear with newly fitted wardrobes, and a second double bedroom also to the rear. The property has a modern shower room.

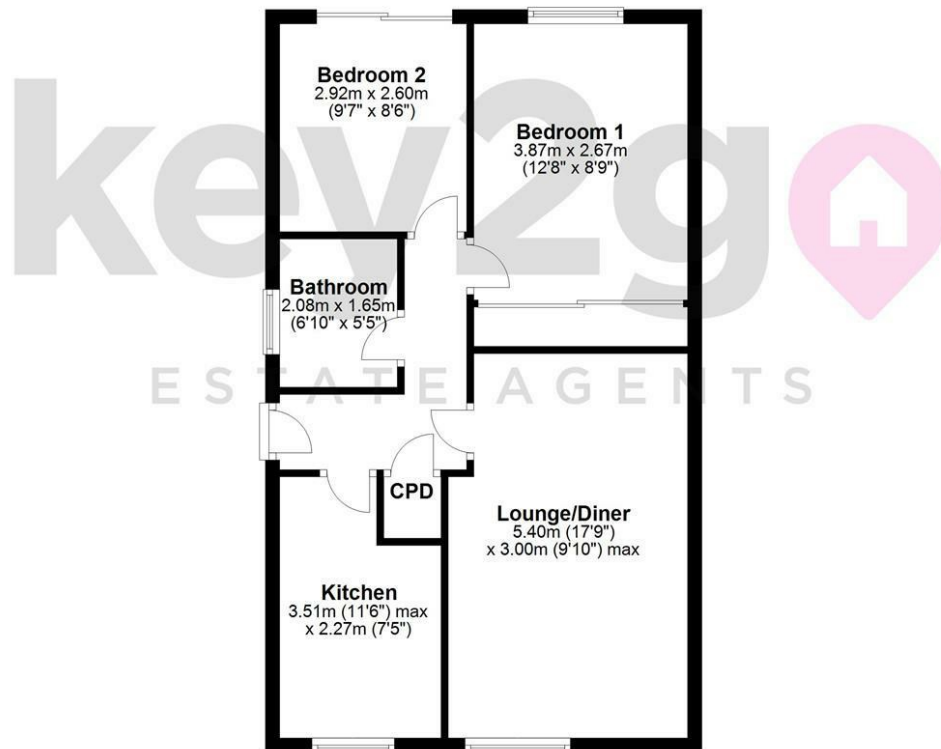
The property has a low-maintenance frontage with a driveway to the side that continues to the rear, leading to a detached garage. There is a generous low-maintenance garden with a patio, plants, and shrubbery. The garden is private and not overlooked.

## PROPERTY DETAILS

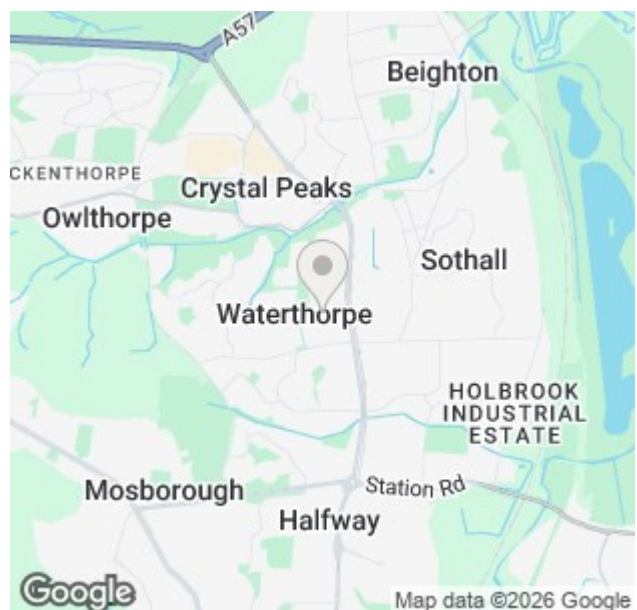
- LEASEHOLD, 53 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



| 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>                            | 68                                                                                                          | 77        |
| (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  |           |



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: [sales@key2go.co.uk](mailto:sales@key2go.co.uk) <https://www.key2go.co.uk>