

## Marketing Preview



**3 Nowill Court, Sheffield, S8 9WA**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! \*\*\* GUIDE PRICE £250,000-£260,000\*\*\* A fantastic opportunity to purchase this stunning and deceptively spacious three-bedroom semi-detached home, located on a quiet cul-de-sac close to Sheffield City Centre.

The property has been recently renovated throughout by the current owner and features a stylish kitchen/diner, a newly fitted bathroom, and off-road parking. Ideally positioned for a range of local amenities and excellent public transport links, this home is perfectly suited to a variety of buyers.

A viewing is highly recommended to fully appreciate all that this property has to offer.

## SUMMARY

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Entrance into a spacious and welcoming hallway, with stairs rising to the first floor and a large under-stairs storage cupboard. A door leads to the lounge, with a feature wall and a window to the front allowing plenty of natural light. To the rear is a generous kitchen/diner fitted with a range of stunning wall and base units, with patio doors opening out to the rear garden.

Stairs rise to the first floor, where there are two spacious double bedrooms, a well-proportioned single bedroom, and a modern newly fitted bathroom.

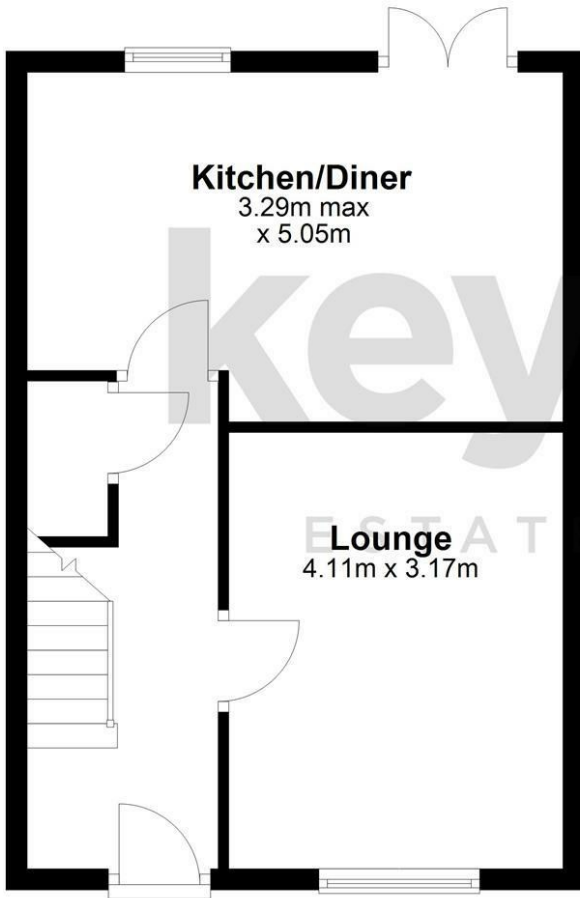
To the side of the property is a driveway providing off road parking for one car. To the rear of the property is an enclosed lawn with fencing to the boundary.

## PROPERTY DETAILS

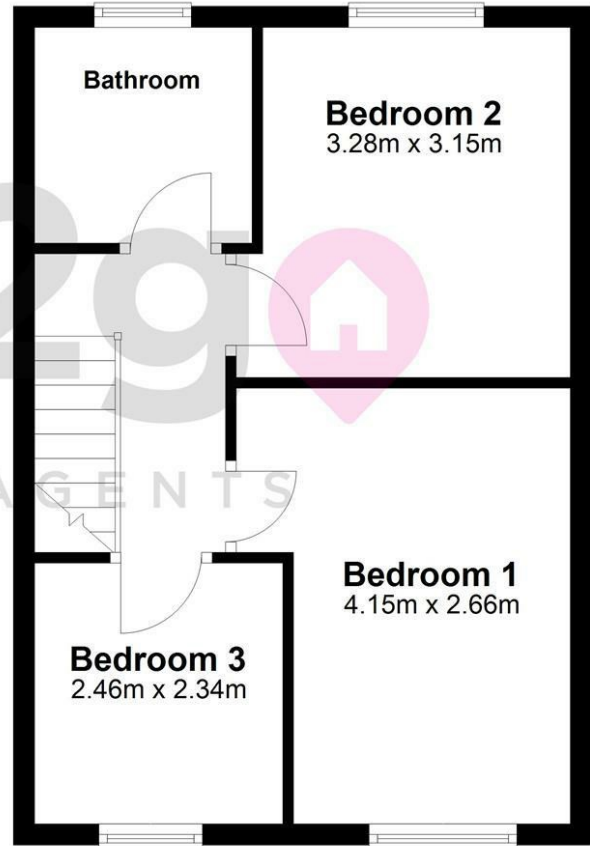
- FREEHOLD
- COUNCIL TAX BAND A
- SHEFFIELD CITY COUNCIL
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER FITTED IN 2025
- FULL RE-WIRE IN 2025

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</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	

