



22 High Street, Sheffield, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com <https://www.sheridans-estates.com>

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If you wish to arrange a viewing appointment for this property or require further information.

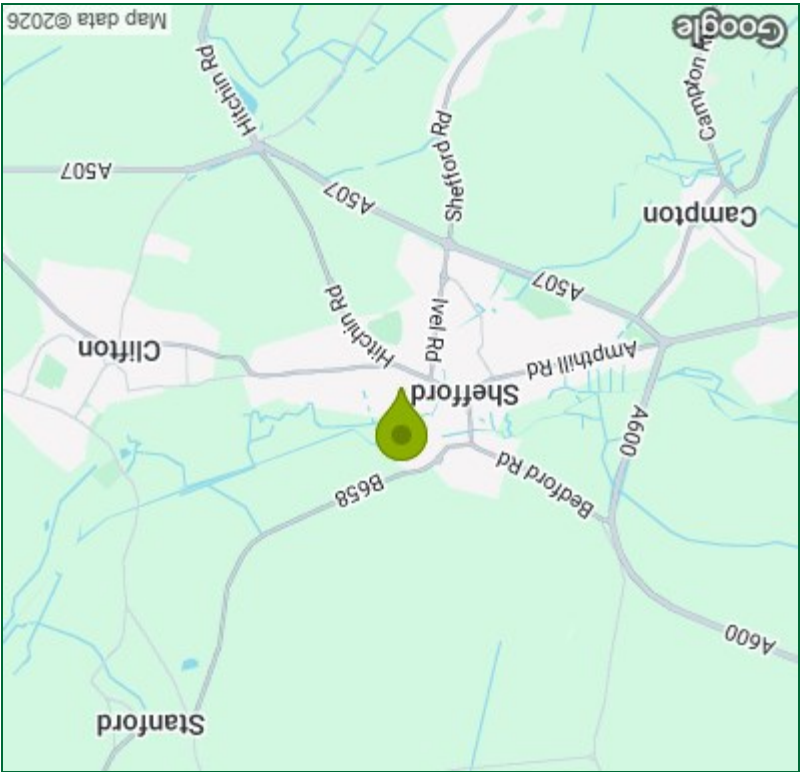
Please contact our Sheffield Office on 01462 814087

Viewing

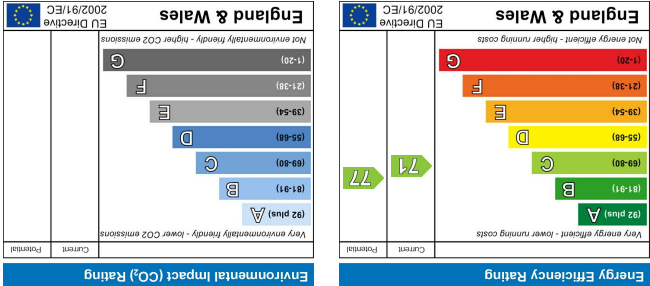


Floor Plan

Area Map



Energy Efficiency Graph



Elgar Drive,
Sheffield I
£350,000



Entrance Hall
Entrance door, stairs leading to first floor.

Cloakroom
Window to front, low level w.c, pedestal wash hand basin, radiator.

Lounge
14'4" x 13'0"
Window to front, radiator, under stairs storage cupboard, opening into:-

Dining Room
8'10" x 8'0"
Sliding patio doors to conservatory, radiator.

Kitchen
8'10" x 7'9"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splash back, integrated oven and hob, plumbing for washing machine, tiled floor, wall mounted gas boiler, window to rear.

Conservatory
8'7" x 7'10"
Brick and uPVC construction, tiled floor, door to garden.

Landing
Access to loft space, airing cupboard, window to side.

Bedroom One
11'11" x 8'9"
Window to front, radiator, sliding door wardrobe.



Bedroom Two
10'0" x 9'3"
Window to rear, radiator.

Bedroom Three
8'11" x 7'5"
Window to front, radiator, fitted cupboard.

Shower Room
Suite comprising of fully tiled shower cubicle, low level w.c, pedestal wash hand basin, heated towel rail, fully tiled walls, window to rear.

Front Garden
Driveway leading to garage, rest laid to decorative stone, enclosed by hedging.

Garage
18'2" x 8'6"
Up and over door, power and light, personal door to rear.

Rear Garden
Fully enclosed garden with paved patio area and pathways, rest laid to artificial lawn, flower bed borders.

Agents Notes
Freehold.
Council Tax Band C.

