



Berry Holme Close Chapletown S35 1AB
Guide Price £200,000

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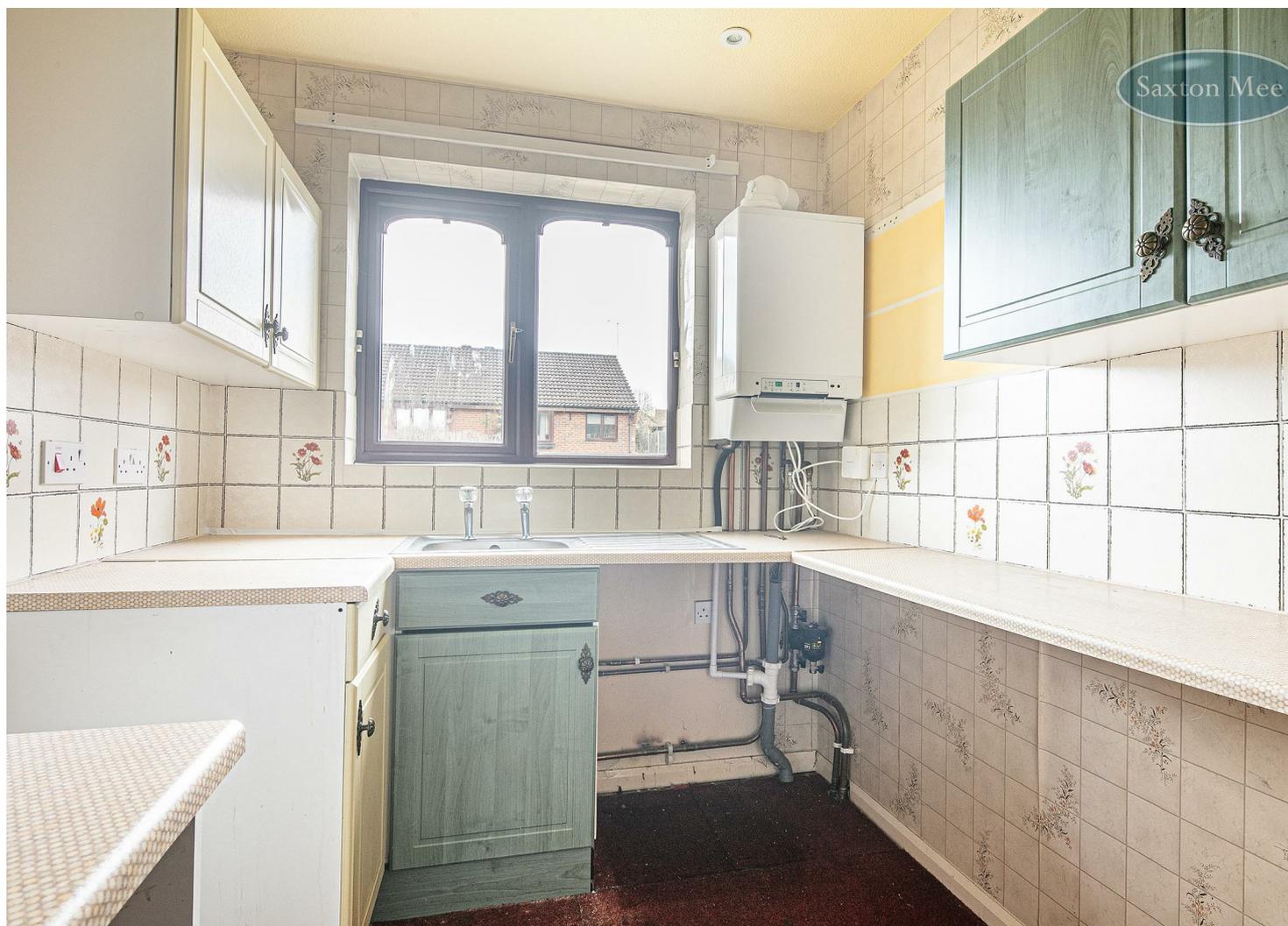
Guide Price £200,000

GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** NO CHAIN ** Situated on this quiet cul-de-sac is this two bedroom detached bungalow which benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. The location is particularly convenient for commuters, with excellent access to the M1 motorway network and Chapeltown Railway Station

The accommodation briefly comprises: enter via a side uPVC door into the entrance hall with two storage cupboards. Access to the lounge, kitchen, the two bedrooms and the shower room. The lounge has a front window allowing natural light. The kitchen has space for an oven, washing machine, fridge, freezer and the gas boiler.

The two bedrooms are to the rear of the property, with the principal benefiting from fitted wardrobes. The shower room has a shower enclosure with an electric shower, WC and wash basin.

- TWO BEDROOM BUNGALOW
- LOUNGE & KITCHEN
- EXCITING OPPORTUNITY
- SHOWER ROOM
- LOW MAINTANENCE REAR GARDEN
- DRIVEWAY
- DETACHED GARAGE
- PERFECT FOR COMMUTERS
- LOCAL AMENITIES
- CHAPELTOWN TRAIN STATION





OUTSIDE

To the front is an artificial lawn. A driveway which continues down the side of the property and leads to the detached garage with an up and over door and further side door. To the rear is a low maintenance garden.

LOCATION

The location is particularly convenient for commuters, with excellent access to the M1 motorway network and Chapeltown Railway Station, providing straightforward connections into Sheffield city centre and beyond. A wide range of local amenities are close at hand including independent shops, cafés, pubs and restaurants, as well as well-regarded schools and nearby green spaces.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

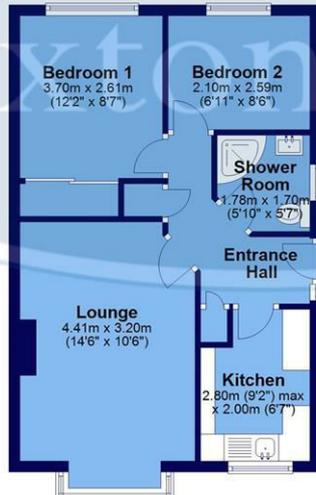
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Saxton Mee

Ground Floor

Main area: approx. 44.4 sq. metres (478.1 sq. feet)
 Plus garages, approx. 15.5 sq. metres (166.4 sq. feet)



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 Plus garages, approx. 15.5 sq. metres (166.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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www.saxtonmee.co.uk



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		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		72	77
England & Wales		EU Directive 2002/91/EC	