



57, Vincent Road

Sheffield, S7 1BW

Description

CASH BUYERS ONLY DUE TO A REMAINING LEASE OF 64 YEARS. Calling all investors, this three bedroom, mid terraced home offers a range of accommodation over three floors and is in need of a general scheme of modernisation. There is also a requirement to extend the lease if you are wishing to borrow on the home as there is only 64 years left and lenders tend to require longer. The property is, however attractively priced to reflect this and is available with no onward chain. Situated a short walk away from the excellent amenities that can be found on the lower section of Abbeydale Road where independent bars, bistros, cafes and restaurants mingle with the antiques emporiums and the fabulous range of food outlets on London Road. Once renovated this property will appeal to a broad range of buyer including both owner occupiers and landlords alike.



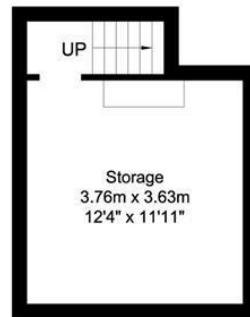
- Three bedrooms.
- Sitting room.
- Ground floor bathroom situated in the offshot.
- Dining kitchen.
- Side entrance lobby.
- Rear garden.
- UPVC double glazing and gas central heating.
- No onward chain.
- 64 years left on the lease at an annual ground rent of £14.10
- Council Tax band A and EPC rating D57.



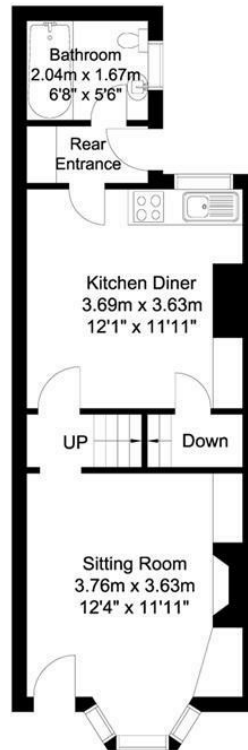




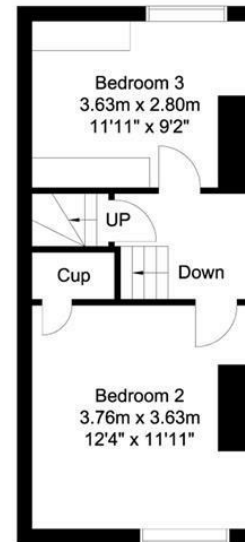
Basement
16 sq m/172.22 sq ft
Approx.



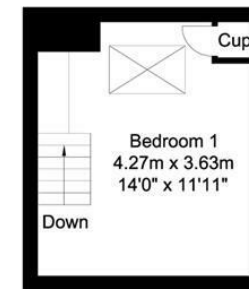
Ground Floor
38 sq m/409.02 sq ft
Approx.



First Floor
31 sq m/333.68 sq ft
Approx.



Second Floor
16 sq m/172.22 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2023

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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