
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
467, Queens Road, Sheffield, S2 4DR

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Description
A generously proportioned four/five double bedroom mid-terrace property located in a prime location of Queens Road, offering accommodation across three floors, with great access to local amenities, bars, restaurants and shops. The location of the property remains to be popular, considering the proximity to Sheffield City Centre, which can be easily accessed by bus. A short walk away is Abbeydale Road, housing some of the city's best independent cafes and restaurants of varying cuisines.
The ground floor comprises of an open plan kitchen/living/dining space, with a WC to the rear., and one bedroom or Living Room located at the front of the property.
Located on the first floor are two further double bedrooms and the main shower room.
On the second floor are a further two double bedrooms. Combined, the property offers over 130 square feet of accommodation.
The property also benefits from a cellar for storage and a rear garden.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- GUIDE PRICE £190,000-£200,000
- GCH and UPVC throughout
- Excellent investment opportunity or a perfect first home
- Walking distance to the city centre and amenities offered along Queens Road and Abbeydale Road
- Useful rear garden
- Offered for sale with no onward chain
- Fully fitted kitchen and useful downstairs WC
- Five double bedrooms spread over three floors
- Readymade investment opportunity with previously good yield















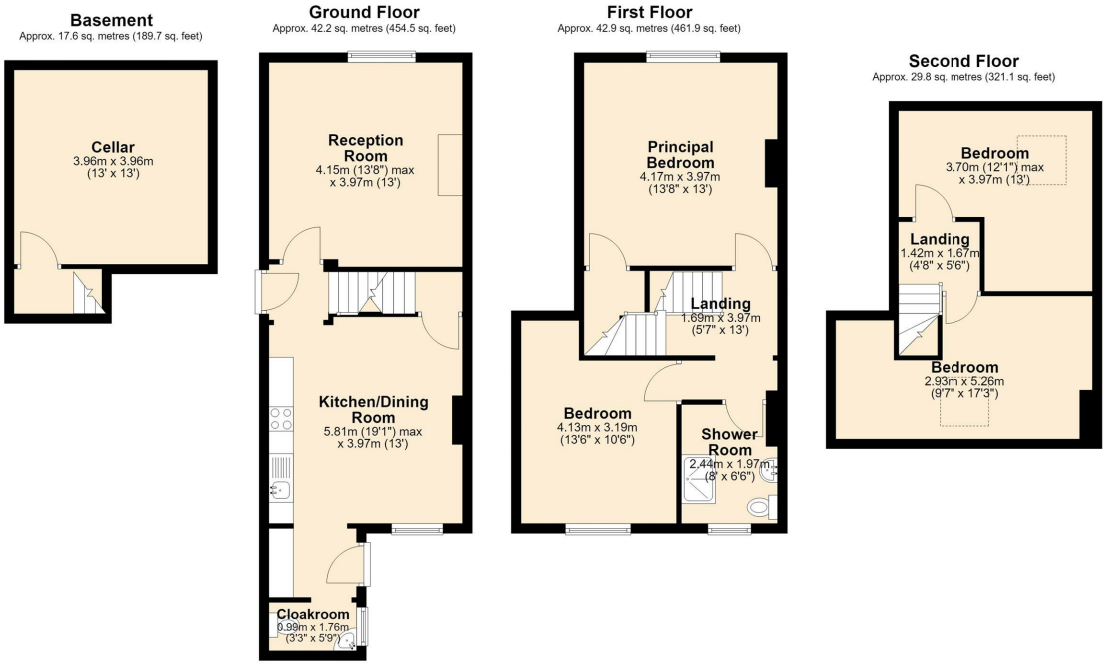

Total area: approx. 132.6 sq. metres (1427.2 sq. feet)





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.