



83 Tavistock Road, Nether Edge, Sheffield, S7 1GF

Saxton Mee

# 83 Tavistock Road

## Nether Edge

Offers Around

**£299,950**

Located in the sought after area of Nether Edge is this beautifully presented, four bedroom modern townhouse, ideal for a growing young family with easy access to a wealth of amenities, bars and restaurants on Abbeydale Road.

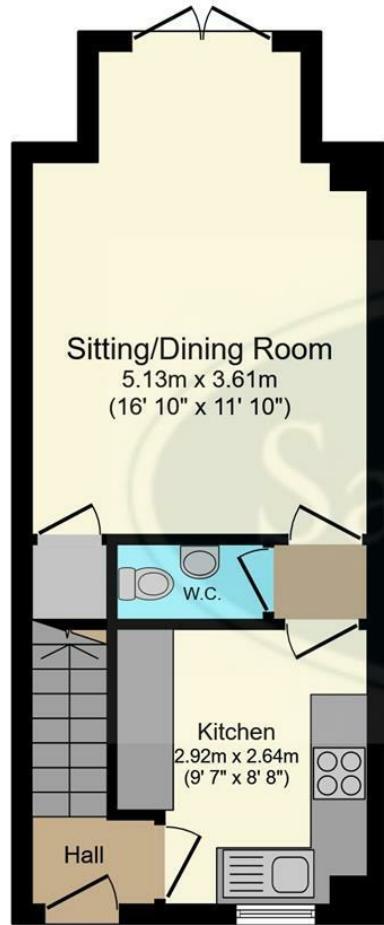
The well proportioned accommodation briefly comprises: Entrance lobby with stairs rising to the first floor. Modern fitted kitchen with a range of units, integrated washing machine, dishwasher, oven and hob with space for a fridge/freezer. To the rear is a spacious lounge/dining room with French doors onto private rear garden. Downstairs cloakroom/W.C. First Floor: Two double bedrooms and a modern family bathroom. Second Floor: Two further bedrooms and modern fitted shower room with W.C and wash basin.

Externally, to the front of the property is a paved area with wrought iron railings and gate whilst to the rear is a private garden which enjoys a recently installed new fence and rear gate, decked seating area and artificial lawn.

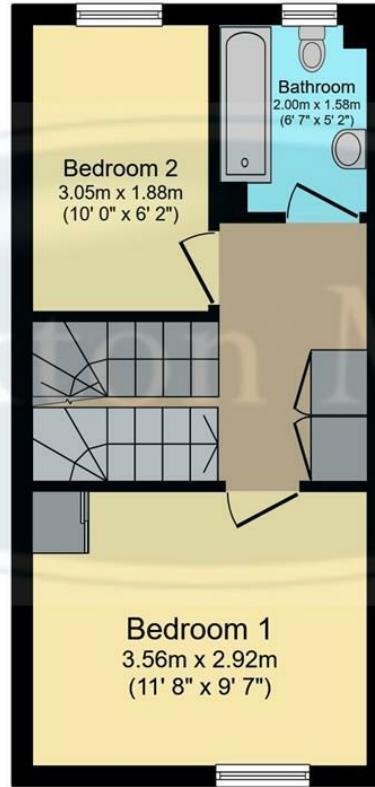
- Lounge/Dining Room with French Doors To Rear Garden
- Stylish Modern Fitted Kitchen
- Sought After Nether Edge Location
- Four Generous Bedrooms
- Two Modern Bathrooms
- Ideal For A Growing Family/Young Professionals
- Council Tax: Band B
- Leasehold 400 years from 2017
- EPC Rating C
- Viewing Via Banner Cross Branch



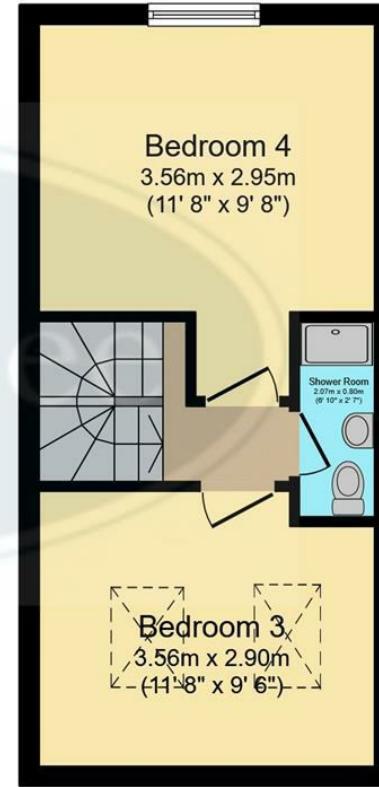




**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'