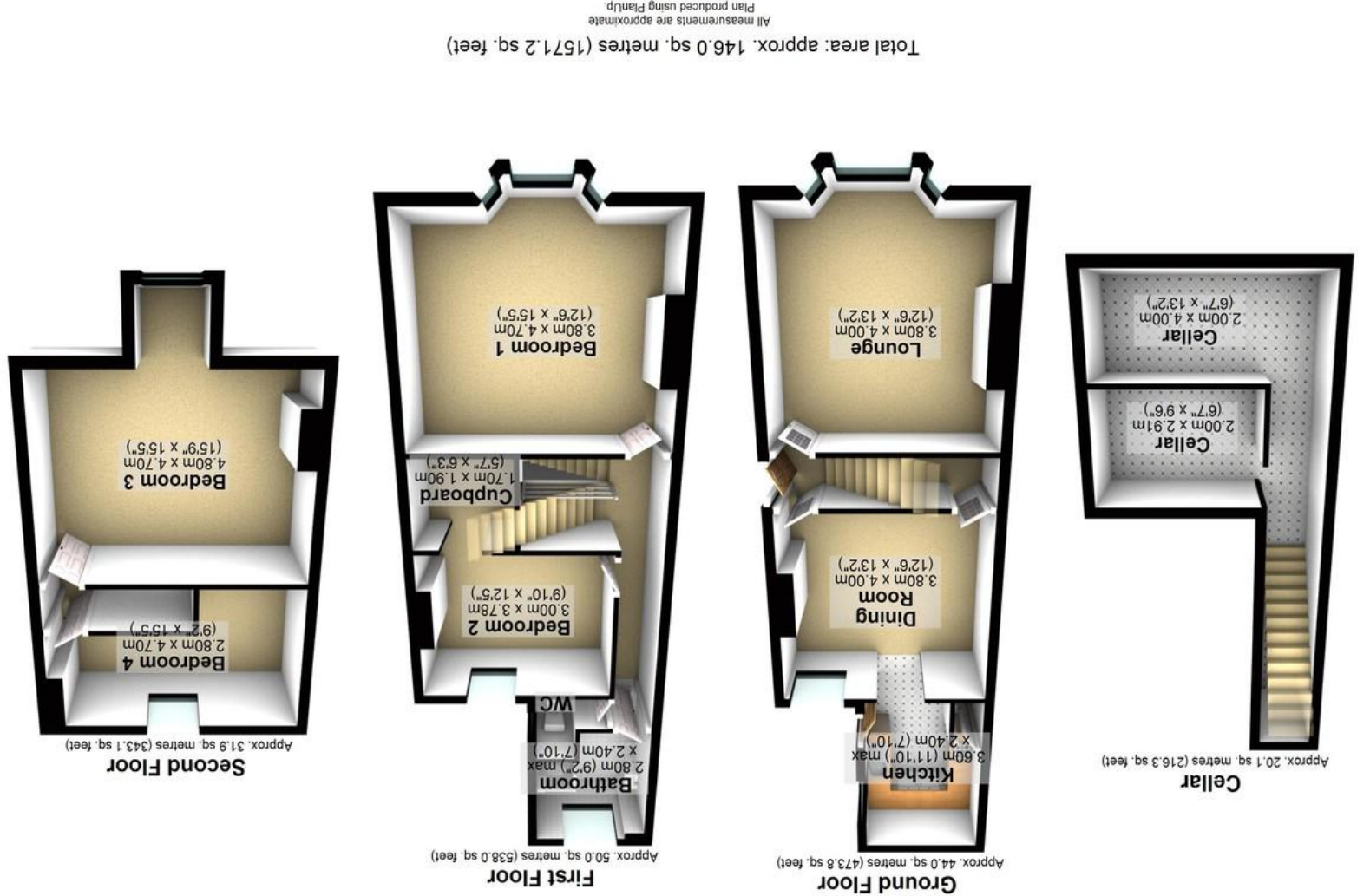


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
82	59

England & Wales	
EU Directive 2002/91/EC	www.epcau.com
A (92+)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	





48 Thompson Road | Botanical Gardens | Sheffield | S11 8RB

Property Tenure: Freehold

Enjoying a stunning rear view over the Botanical gardens is this substantial four bedroomed period, bay windowed, Victorian villa terraced. Having been used in the past as successful student letting property, number 48 offers huge potential and with a little imagination can be transformed to fabulous finished forever family home. Offered to the open market with the benefit of no onward chain and immediate vacant possession the property enjoys four spacious bedrooms, complimented by a double rear off shot and rear private terraced garden. Quietly tucked away on this well regarded residential road in the very heart of S11 the property sits within a few short strolls of the ever popular Ecclesall road that boasts an array of cafes, eateries and shops, the Hallamshire hospital is also within walking distance as is central Sheffield, Sharrow Vale and not forgetting The Peak District is on the door step. falling within catchment for top local schools, this property will be incredibly popular with the family or investor alike.



- PROPERTY FEATURES**
- FOUR DOUBLE BEDROOMED PERIOD VILLA TERRACED
 - HEART OF ECCLESALL ONE OF SHEFFIELD'S MOST SOUGHT AFTER SUBURBS
 - FABULOUS VIEWS OVER THE BOTANICAL GARDENS
 - AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
 - RESIDENTS PARKING TO THE FRONT AND REAR PRIVATE GARDEN
 - HUGE POTENTIAL TO CREATE A FOREVER FAMILY HOME
 - FOUR SPACIOUS BEDROOMS AND THREE FLOORS OF ACCOMMODATION
 - TOP LOCAL SCHOOLS WITHION CATCHMENT
 - QUIET ROAD YET A FEW SHORT STEPS TO ECCLESALL ROAD
 - FREEHOLD COUNCIL TAX BAND C £1,825 PER YEAR

