

10 26 Thompson Road, Sheffield S11 8RB**GUIDE PRICE: £210,000–£220,000**

| VACANT HOUSE

- **Four/five bedroom inner terrace**
- **Sought after location backing onto the Botanical Gardens**
- **Previously let to students**
- **Requires some upgrading**
- **Central heating and double glazing**
- **Potential for substantial income**

Ground Floor

Side Entrance Lobby

Sitting Room/Bedroom 5.29m × 3.95m with bay window and traditional staircase and laminate floor

Living Room/Dining Room 3.77m × 3.93m

Kitchen 3.72m × 2.20m

Basement

Cellar

First Floor

Landing

Front Bedroom One 4.60m × 3.64m with bay window and large walk-in Closet 1.95m × 1.60m

Rear Bedroom Two 3.05m × 3.60m

Bathroom/WC 2.31m × 2.13m

Separate WC with wash basin

Second Floor

Landing

Front Bedroom Three 4.62m × 3.26m with dormer window

Rear Bedroom Four 4.65m × 1.79m with dormer window overlooking the Botanical Gardens

Outside

Forecourt

Rear yard with brick built store

EPC Rating E

The full Energy Performance Certificate is available via our website

SOLICITORS Norrie Waite & Slater,
9–12 East Parade, Sheffield S1 2ET
(Ref: Mr Nick Elliott)**VIEWING** Saturdays 30 March,
6, 13 & 20 April at 11am prompt.
Wednesdays 3, 10 & 17 April at
11am prompt.