

32 8 Verelst Avenue, Aston, Sheffield S26 2DS

GUIDE PRICE: £35,000–£40,000

RESIDENTIAL INVESTMENT

- Three bedroom semi-detached
- Large corner plot
- Driveway, garage and gardens
- Non-traditional construction
- Long term protected tenants
- £43 per week (£2,236 per annum)
- Solid fuel central heating
- Partial double glazing

Ground Floor

Entrance Hallway
 Sitting Room 4.42m × 3.32m
 Dining Room/Kitchen 6.30m × 3.26m

First Floor

Landing
 Bedroom One 3.31m × 3.50m
 Bedroom Two 2.66m × 3.73m with closet
 Bedroom Three 2.37m × 2.74m
 Bathroom with white suite
 Separate WC

Outside

The property occupies a much larger than average corner plot
 Gardens to the front and side
 Driveway to a single Garage
 Additional car parking to the side

EPC Rating

The full Energy Performance Certificate is available via our website

Tenancy Details

The property is let by way of a long term Regulated Tenancy at £43 per week (£2,236 per annum) last registered on 14 August 2000

SOLICITORS Wake Smith LLP, 68 Clarkehouse Road, Sheffield S10 2LJ (Ref: Jonathan Knight)

VIEWING External inspection only

