



## Bertram Road, Sheffield, S35

**£275,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

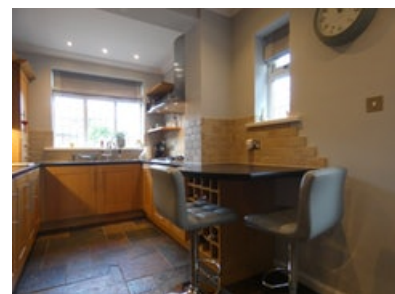
House Simple are delighted to present this Three Bed Detached House located on the desirable Bertram Road in Oughtibridge, on the outskirts of Sheffield. The property offers an ideal family home at an affordable price. The property comprises : Three

## Key features:

- Ideal Family Home
- Three Bedrooms
- Family Bathroom & En Suite
- Open Plan Living/Dining
- Large Kitchen/Breakfast
- Full Alarm System
- Private Driveway
- Large Enclosed Patio
- Close To Local Amenities
- Desirable Location

## Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band D (£1830.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Guide Price £275,000 - £285,000

House Simple are delighted to present this Three Bed Detached House located on the desirable Bertram Road in Oughtibridge, on the outskirts of Sheffield. The property offers an ideal family home at an affordable price. The property comprises : Three bedrooms, fully converted attic room, spacious en suite, modern family bathroom with bath, open plan living room leading to the dining room, large kitchen/breakfast, downstairs toilet, enclosed rear patio area, outbuilding with power, private driveway for two cars & additional on street parking. Close to local amenities, bus routes, schools catchment area, nearby local park, a short drive to Sheffield City, Meadowhall & motorway networks. Ideal Family Home, viewing highly recommended.

### Entrance Hall

Entering the property through to the generous sized Entrance Hall -

## **Living Room**

Well presented Living Room with feature fireplace, power points, TV point, single radiator & large double glazed window.

## **Kitchen/Breakfast**

Spacious Kitchen with built in oven/grill & gas hob, extractor, ample room for appliances, worktops with sink & drainage, breakfast bar, power points, double glazed windows & single door leading to the side of the property.

## **Dining Room**

Open plan Dining Room leading from the Living Room, power points, single radiator, patio doors leading to the enclosed patio & additional snug area.

## **Downstairs Toilet**

Located on the ground floor, toilet & wash basin.

## **Master Bedroom**

Double Master Bedroom with fitted wardrobes, built in storage, double glazed window, single radiator, power points & door leading to the En Suite.

## **En Suite**

En Suite leading from the Master Bedroom with corner shower, wash basin, toilet, heated towel rail & double glazed frosted window.

## **Family Bathroom**

Family Bathroom with bath & over head shower, wash basin, toilet, heated towel rail & double glazed frosted window.

## **Bedroom Two**

Double Bedroom with fitted wardrobes, double glazed window, power points & single radiator.

## **Attic Room/Bedroom Three**

Fully converted Attic to a third Bedroom with double glazed skylite, ample eaves storage, power points & single radiator.

## **Outside**

Large enclosed rear patio, outbuilding with power, custom built shed, private driveway for two cars & additional on street parking.

Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate

2, Bertram Road, Oughtbridge, SHEFFIELD, S35 0FF	Dwelling type: Detached house Date of assessment: 09 March 2010 Date of certificate: 09 March 2010 Reference number: 8190-6527-7520-3381-7906 Type of assessment: RdSAP, existing dwelling Total floor area: 98 m <sup>2</sup>	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(71-80) <b>C</b>		
(61-70) <b>D</b>		
(51-60) <b>E</b>	61	67
(41-50) <b>F</b>		
(31-40) <b>G</b>		
Not energy efficient - higher running costs		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(71-80) <b>C</b>		
(61-70) <b>D</b>		
(51-60) <b>E</b>	55	61
(41-50) <b>F</b>		
(31-40) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

<b>England &amp; Wales</b> EU Directive 2002/91/EC	<b>England &amp; Wales</b> EU Directive 2002/91/EC
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	296 kWh/m <sup>2</sup> per year	251 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	4.1 tonnes per year
Lighting	£87 per year	£51 per year
Heating	£705 per year	£637 per year
Hot water	£129 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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