



Spencer.

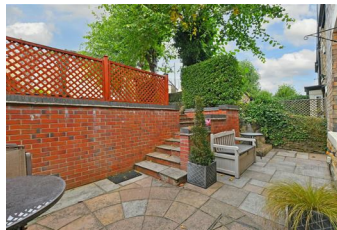
34, Marlborough Road, Broomhill, S10 1DB

## Buy —

a stunning three bedroom Victorian townhouse which is beautifully presented and located within the highly sought after area of Broomhill S10

— from *Spencer.*

- No onward chain
- Stone built townhouse
- Three good sized bedrooms
- Spacious kitchen diner
- Beautifully presented
- Period features
- Downstairs WC
- Off road parking to rear
- Sought after location
- EPC Rating D



Offers Around

**£460,000**

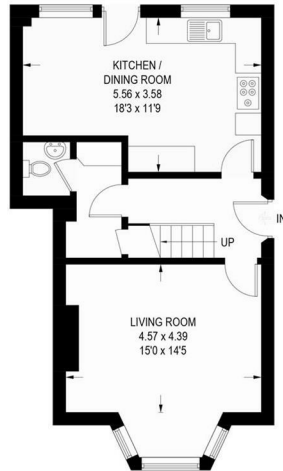




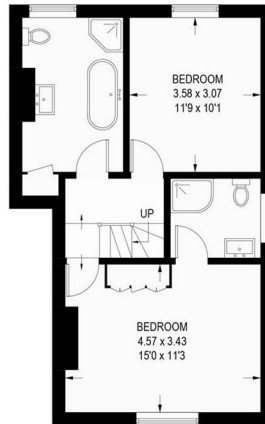
# Floorplan

## 34 MARLBOROUGH ROAD

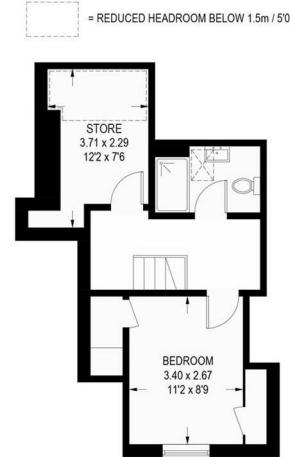
APPROXIMATE GROSS INTERNAL AREA = 126.1 SQ M / 1357 SQ FT



GROUND FLOOR  
48.3 SQ M / 520 SQ FT



FIRST FLOOR  
46.0 SQ M / 495 SQ FT



SECOND FLOOR  
31.8 SQ M / 342 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

SpencersAgents

SpencersAgents

SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948