Spencer.

**20, Rutland Park, Botanical Gardens, S10 2PB**

Buy

# A fabulous Victorian terrace on this popular crescent close to The Botanical Gardens

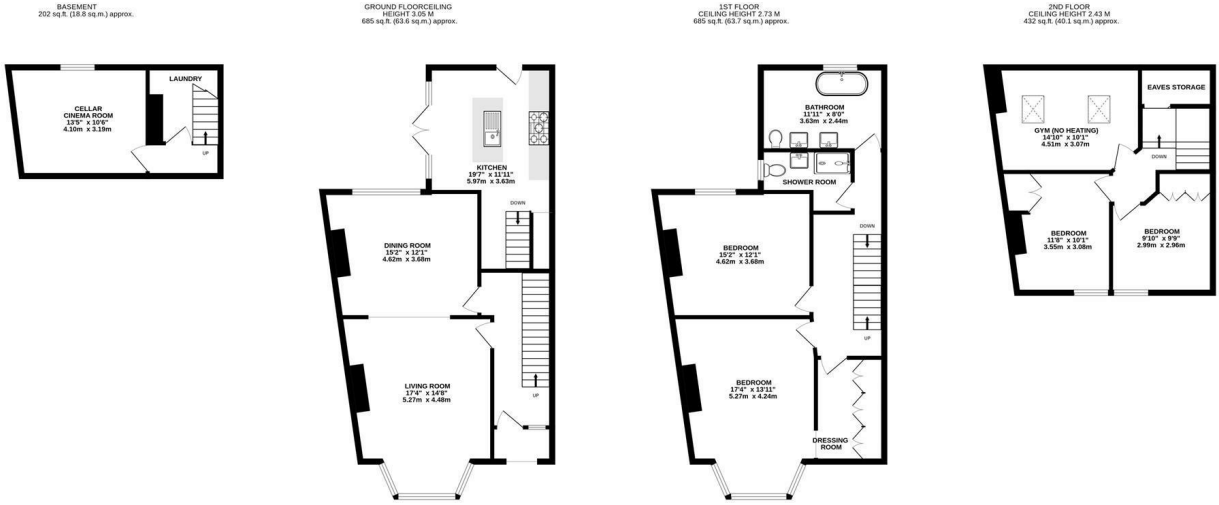
from Spencer.

- A super four bedroomed mid terraced Victorian house
- Excellent styling throughout
- Breakfast kitchen with access to the lower ground floor cinema room
- Lovely dining room open plan through to the bay windowed living room
- Rear enclosed walled courtyard space
- Four double bedrooms, the principle bedroom with dressing room
- Modern bathroom and separate shower room with WC
- EPC Rating E - Possible C
- Sheffield City Council Tax Band E
- What3Words///brush.spot.other

Offers Around

**£695,000**

# Floorplan




TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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