



Spencer.

7, Denham Road, Off Ecclesall Road, S11 8NE

Buy —

Recently refurbished five bedroom property near Ecclesall Road. Currently let until 31st Aug 25 and available with vacant possession Sept 25

— from *Spencer.*

- Superb rental investment opportunity
- Let 24/25 year for £20,280 excluding bills
- Let 25/26 for £22,100 excluding bills
- Five double bedrooms
- Well fitted shower room and separate WC
- Recently upgraded and refurbished
- Excellent location for Universities, hospitals, amenities, and City Centre
- Council Tax Band - B
- EPC Rating - D
- What3words///vase.king.tell



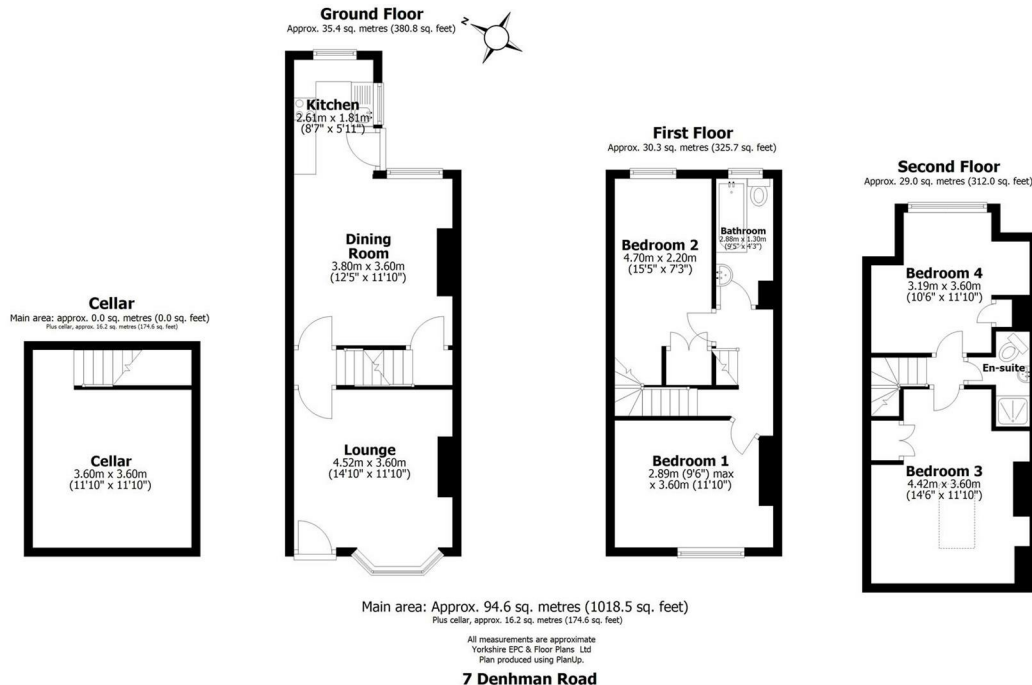
Offers Around

**£300,000**





# Floorplan



7 Denhman Road

Spencer.

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Viewing: Via the Agents  
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