



382 Railway Street, Nelson, Lancashire  
BB9 0JD



## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale, with vacant possession, this two bedroom true bungalow occupying a popular elevated position in a semi rural location at the upper end of Railway Street. The property is in need of some cosmetic updating but offers accommodation comprising of: one well proportioned reception room with separate dining area off, fitted kitchen, two double bedrooms and a fitted three piece white suite. There are large gardens to the front and rear of the property, and the home is warmed by gas central heating and is Upvc double glazed throughout. EPC - TBC. Council Tax - C. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- In need of some cosmetic updating
- Offered for sale with vacant possession
- Occupying a popular elevated position
- Semi rural location
- One generous reception room with a separate dining area off
- Fitted Kitchen
- Two double bedrooms
- Three piece bathroom suite
- Large gardens to the front and rear
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band C
- Early viewing a must!



## **ROOM DESCRIPTIONS**

### **Ground Floor**

Entrance Hallway

Sitting Room

Separate Dining Area

Kitchen

Bedroom One

Bedroom Two

Bathroom

### **Outside**

Gardens

### **Further Information**

#### **Further Information**

The property is on a leasehold title, with the residue of a 999 year lease with an annual ground rent of £1.05.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC

Council Tax - Band C