

£94,995 Leasehold



382 Railway Street, Nelson, Lancashire
BB9 0JD

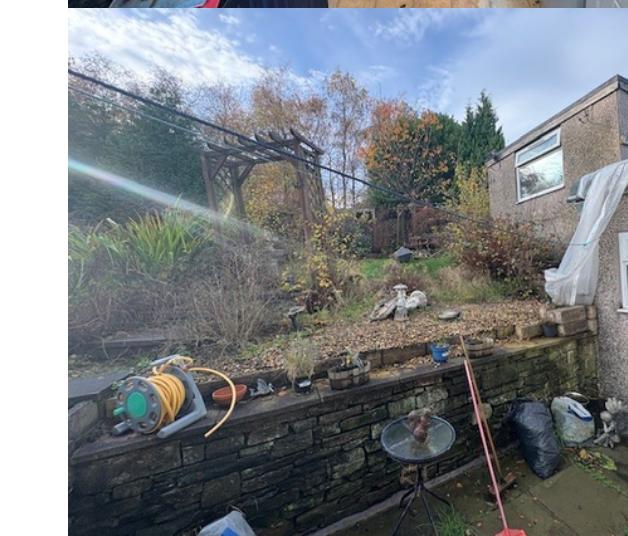


PROPERTY DESCRIPTION

!! 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 - E. 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
- Council Tax - Band C
- EPC - E
- 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.

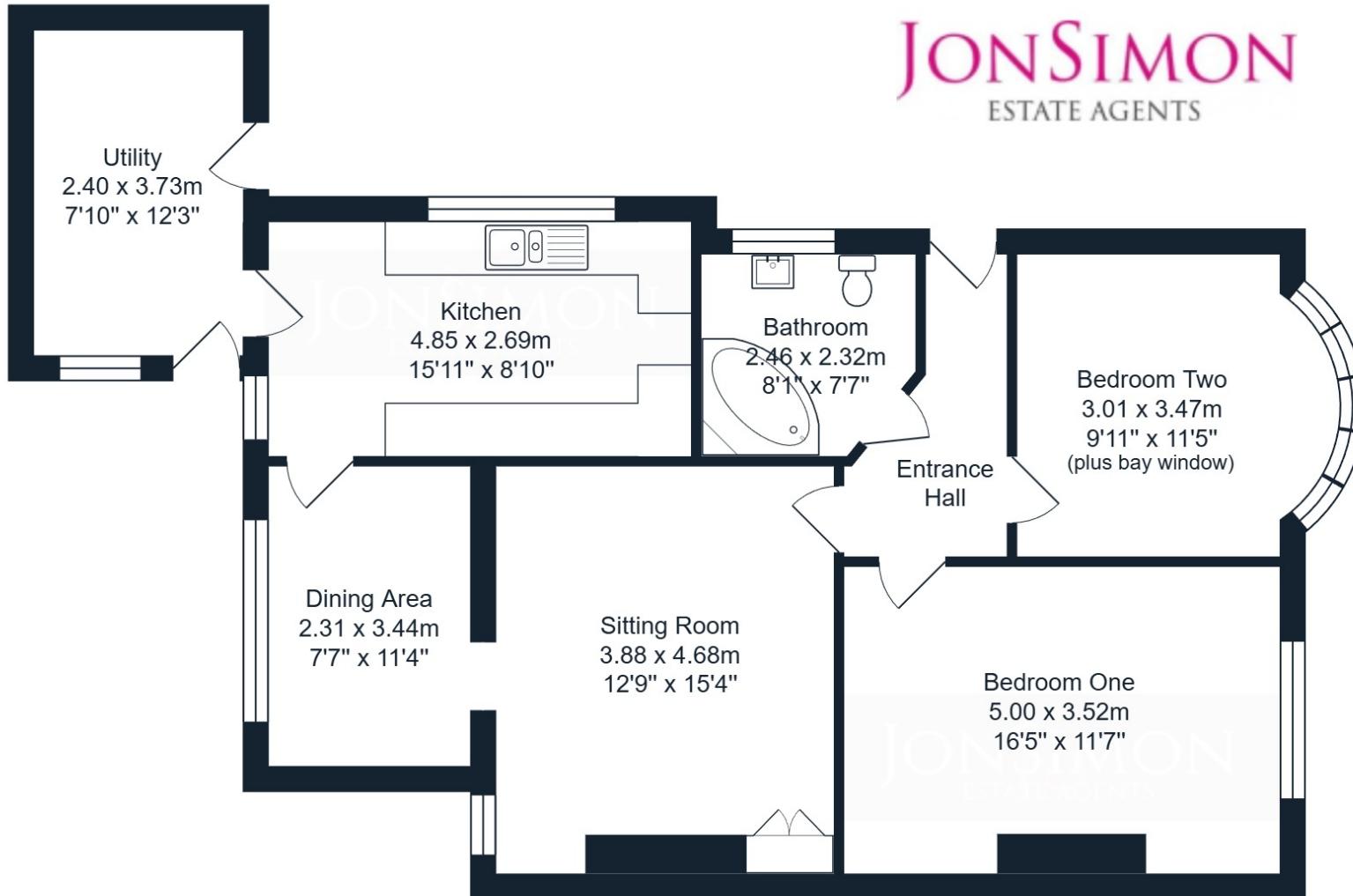
Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - E

Council Tax - Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(65-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN



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ESTATE AGENTS

Railway Street, Nelson, BB9 0JD

All measurements are approximate and for display purposes only.

Total Area: 91.8 m² ... 988 ft²

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