



## Cobden Street, Nelson, BB9 0AH

### £495

A ONE BEDROOM END TERRACE

Situated on Cobden Street in the town of Nelson, this end terrace house is being welcomed to the rental market. Benefiting from a recent refurb, the property features a well appointed first floor layout, comprising one spacious bedroom and a shower room, ensuring comfort and convenience.

The open plan living and kitchen area is designed to maximise space and light, creating a welcoming environment for relaxation and entertaining. The property also boasts a cellar, providing additional storage.

Situated in close proximity to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links. This prime location enhances the appeal of the property, making it an ideal choice for those seeking a vibrant community atmosphere.

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>60</b> | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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- Recently Refurbished
- Open Plan Living/Kitchen Area
- Easy Access To Major Network Links
- EPC Rating TBC
- End Terrace Property
- One Spacious Bedroom
- Modern Shower Room
- Cellar
- Close Proximity To Local Amenities
- Council Tax Band A

### Ground Floor

#### Entrance

UPVC double glazed door to open plan living/kitchen area.

#### Open Plan Living/Kitchen Area

UPVC double glazed window, smoke alarm electric heater, wall and base units, plumbed for washing machine, space for under counter fridge, stainless steel sink with mixer tap, tiled splash back, spiral staircase to lower ground floor and first floor.

#### Lower Ground Floor

Door to cellar.

#### Cellar

Electric heater and window.

#### First Floor Bedroom One

UPVC double glazed window, smoke alarm, electric heater and door to shower room.

#### Shower Room

UPVC double glazed window, pedestal wash basin, enclosed electric feed shower, part tiled elevation and tiled floor.

