



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Tavistock Street, Nelson, BB9 9JJ

£650

A FANTASTIC TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF NELSON

Welcome to this charming two-bedroom mid-terrace property located in the heart of Nelson on Tavistock Street. This lovely house boasts a cosy reception room, perfect for relaxing after a long day, and a spacious kitchen diner where you can enjoy preparing meals and entertaining guests.

With its ideal location, this property offers convenience and comfort, making it a wonderful place to call home. Whether you're looking for a cozy space to unwind or a welcoming environment to host friends and family, this house has it all.

Don't miss the opportunity to make this delightful property your own and experience the warmth and charm it has to offer. Contact us today to arrange a viewing and take the first step towards finding your perfect home in Nelson.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Immaculate Mid Terraced Property
- Modern Fitted Dining Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Shower Room
- Enclosed Yard to Rear
- Council Tax Band A

## Ground Floor

Enclosed courtyard with artificial lawn.

### Reception Room

13'4 x 11'1 (4.06m x 3.38m)

UPVC front door, UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with marble surround and mantel, television point, wood effect laminate flooring and door to inner hall.

### Inner Hall

Smoke detector, door to kitchen/dining area and stairs to first floor.

### Kitchen

13'3 x 12'8 (4.04m x 3.86m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, understairs storage, tiled effect laminate flooring and hardwood door to rear.

## First Floor

### Landing

Wood effect laminate flooring, doors leading to two bedrooms and family bathroom.

### Bedroom One

13'3 x 11'0 (4.04m x 3.35m )

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'8 x 7'7 (3.86m x 2.31m )

UPVC double glazed window, central heating radiator and storage.

### Shower Room

9'1 x 5'4 (2.77m x 1.63m )

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, part tiled elevations and herringbone wood effect laminate flooring.

## External

### Rear

Enclosed yard with paving, storage unit and gate to shared access.

### Front



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