



3 Sussex Street, Nelson BB9 7XQ



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Situated on the outskirts of Nelson Town Centre, this one bedroom character property occupies a back water position within close proximity to lots of local amenities. The well presented accommodation comprises of: one open plan reception room, a range of fitted kitchen units, one double bedroom to the first floor and a modern three piece suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - D. Council Tax Band - A. Early viewing is considered a must!

FEATURES

- Situated on the outskirts of Nelson Town Centre
- Modern throughout, 1 bedroom property
- Open plan living room/kitchen with integrated oven & hob
- 1 double bedroom with storage
- 3 piece bathroom suite with shower over bath
- EPC - D
- Council Tax Band A
- Early viewing a must!





ROOM DESCRIPTIONS

GROUND FLOOR

Open Plan Living Room/ Kitchen

FIRST FLOOR

Bedroom

Bathroom

Outside

Low Maintenance Rear Yard

There is a small area to the rear that can be used as bin storage.

Further Information

Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

The annual ground rent is £1.05 a year.

Council Tax Band A.

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

The property is located in an area considered low risk for surface water flooding.

EPC - D.

