



Affitto Estate Agents bring to the market this spacious TWO bedroom home located in popular residential area of Nelson.

Upon entering the property, there is a good size lounge. This room is bright and airy and provides a warming atmosphere to the property.

Via the lounge you are able to access the kitchen, which is situated to the rear of the property. The kitchen is of a good size and benefits from having fitted base and wall units with an integrated oven and hob. This room also gives access to the low maintenance garden.

Upstairs there are TWO spacious DOUBLE bedrooms, both of which have light airy colours. Furthermore upstairs, there is a family bathroom, which incorporates a toilet, a hand wash basin and a bathtub with a fitted shower.

The property has double glazing throughout and a gas central heating. There is ample on street parking regularly available.

**\*\*Contact us today to arrange a viewing \*\***

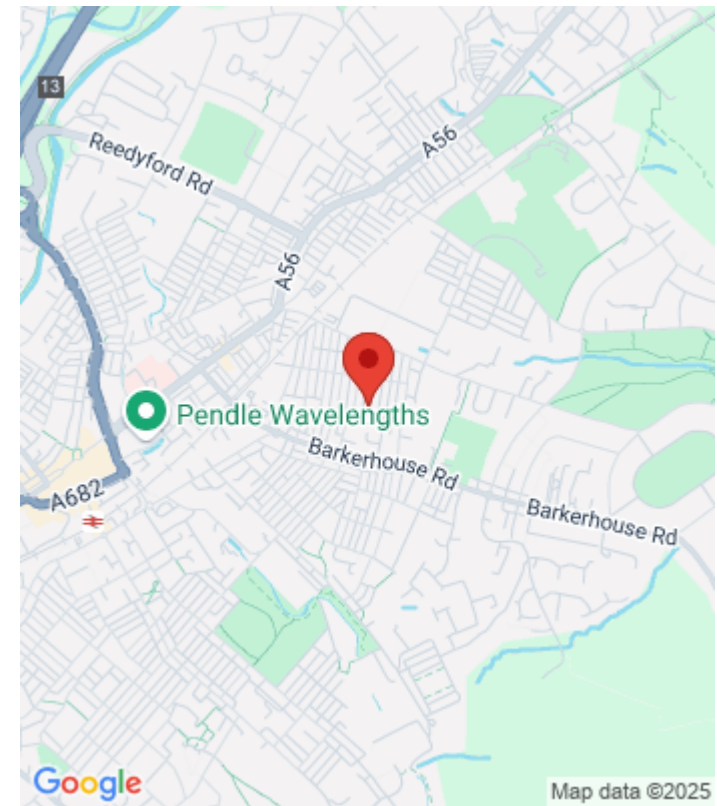
Deposit: £692.3

Holding Deposit: £138.46

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>90</b>		<b>93</b>
	<b>41</b>		<b>42</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)