

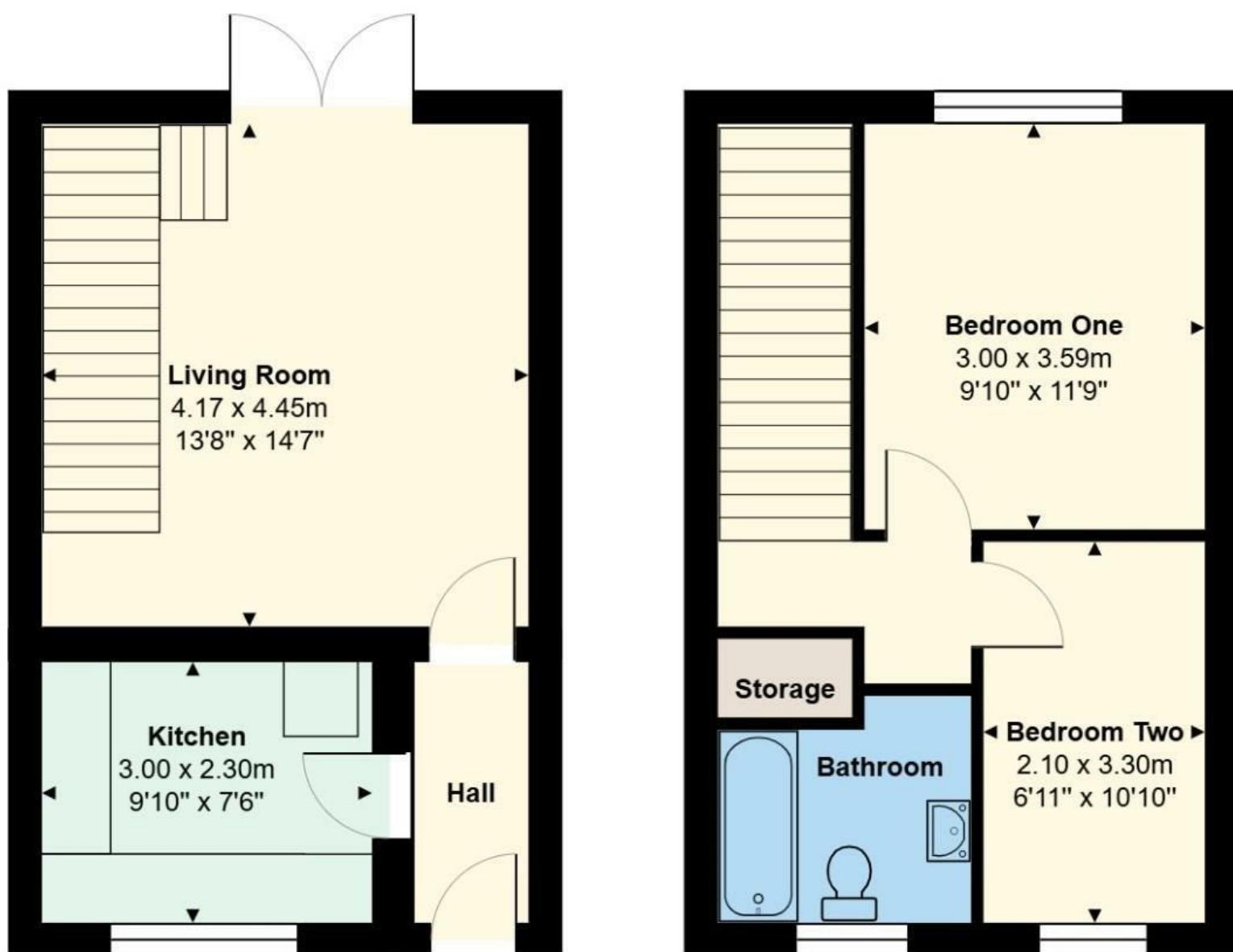
BRINSONS

STYLISH SALES
LETTINGS

CAERPHILLY'S HOME FOR



HIGH CLOSE
NELSON



Comments by - Whitney Jenkins



HIGH CLOSE

, CF46 6HJ - OFFERS INVITED - £165,000



2 Bedroom(s)



1 Bathroom(s)



764.24 sq ft

Nestled in the charming area of High Close, Nelson, this end terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Spanning a comfortable 764 square feet, the property features two well-proportioned bedrooms, making it ideal for small families or those seeking a cosy retreat.

Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation or entertaining guests. The layout flows seamlessly into the kitchen area, which, while in need of some refurbishment, provides a blank canvas for your personal touch and design preferences. The property also boasts a full bathroom with over bath shower and screen, ensuring convenience for daily living.

One of the standout features of this home is the large rear garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. This expansive area is perfect for those who appreciate outdoor living or wish to create a tranquil escape from the hustle and bustle of daily life.

With vacant possession and no onward chain, this property is ready for you to make it your own. While it does require some work, this presents a fantastic opportunity to add value and customise the space to suit your needs. Whether you are looking for a project to invest in or a place to call home, this property is an ideal rental investment opportunity in a desirable location. Don't miss your chance to explore the potential this end terrace house has to offer.

Freehold
EPC - D
Council tax - B

PROPERTY SPECIALIST

Whitney Jenkins
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Sales Negotiator





Living Room
4.45 x 4.17 max (14'7" x 13'8" max)

Kitchen
3.0 x 2.3 (9'10" x 7'6")

Bedroom One
3.59 x 3.0 (11'9" x 9'10")

Bedroom Two
3.30 x 2.1 (10'9" x 6'10")

Bathroom
1.97 x 2.39 (6'5" x 7'10")

Rear Garden

Tenure
We are informed by the owners that the property is freehold, this is to be confirmed by your legal advisor.

Council tax
Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



