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*Market Close*

CARDIFF

VALE

CAERPHELLY

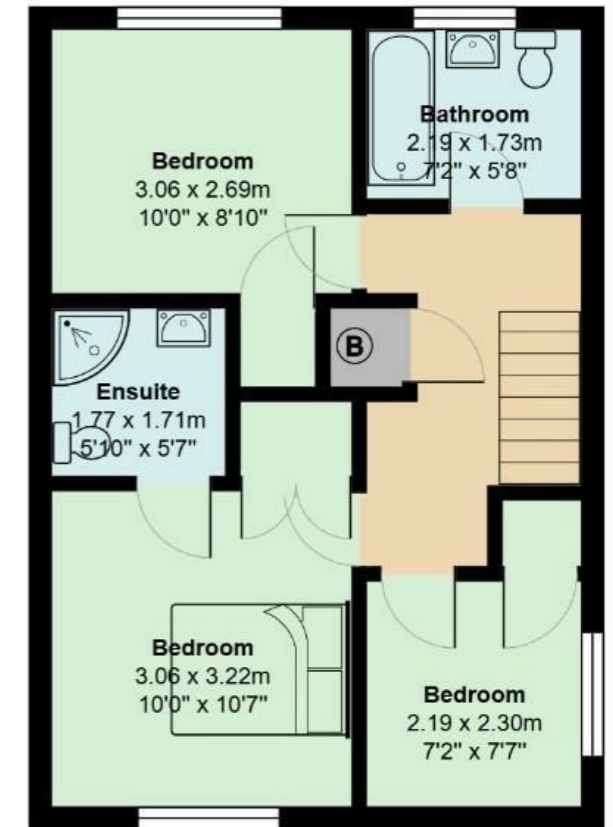
BRISTOL



Comments by Abigail Bright

**Property Specialist**  
**Abigail Bright**  
Lettings Negotiator  
[abigail.bright@brinsons.co.uk](mailto:abigail.bright@brinsons.co.uk)

# Market Close, Nelson



Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Market Close

, Nelson, CF46 6AZ

£975



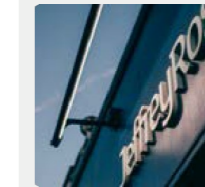
3 Bedroom(s)



1 Bathroom(s)



925.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Three Bedroom House, Nelson Town Centre!

We are pleased to offer this three bedroom, semi detached house in Nelson Town Centre. The property comprises of an entrance hallway, spacious living room, kitchen/diner and downstairs WC. The first floor offers two double bedrooms, one single bedroom, a family bathroom and an ensuite to the master bedroom. The property benefits from a low maintenance front and rear garden, and off road parking for two cars. Managed By Jeffrey Ross. EPC Rating: C. Council Tax Band: D.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

