

NELSON ROAD, EDMONTON N9



FOR SALE THIS OLDER STYLE TWO DOUBLE BEDROOM PROPERTY, Featuring UPVC DOUBLE GLAZING, MODERN FIRST FLOOR BATHROOM, TWO RECEPTIONS & GAS CENTRAL HEATING. The Property is Situated within This POPULAR RESIDENTIAL TURNING having Access to EDMONTON GREEN SHOPPING CENTRE, RAIL LINKS to LIVERPOOL STREET STATION & BUS ROUTES into LONDON. Ideal Located for Amenities..!

In Our Opinion this would suite FIRST TIME BUYERS or An IDEAL RENTAL PROPERTY , having FURTHER SCOPE (Subject To Planning & Building Regulations) in EXTENDING into the LOFT AREA Creating FURTHER BEDROOMS & LIVING ACCOMMODATION. EXCELLENT PACKAGE.

PRICE: £400,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via hard wood door leading into reception hallway.

RECEPTION HALLWAY:

Laminated flooring, stairs to first floor landing, radiator & open access to reception two and reception one.

RECEPTION ONE:

13' 0" x 9' 5" (3.96m x 2.87m - Into Bay)

Upvc double glazed window to front aspect, laminated flooring and radiator.

RECEPTION TWO:

11' 5" x 10' 5" (3.48m x 3.17m)

Laminated flooring, radiator, upvc double glazed window to rear aspect and open access to kitchen.

KITCHEN:

11' 5" x 7' 10" (3.48m x 2.39m)

Range of units to base & eye level with worktop surfaces, cooker point, plumbed for washing machine, stainless steel sink unit with mixer taps, partly tiled walls, tiled flooring, door to lean to and upvc double glazed window to rear aspect.

LEAN TO:

Door leading to the rear gardens.

FIRST FLOOR LANDING:

Access to loft area, built-in cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE:

12' 10" x 10' 10" (3.91m x 3.30m)

Laminated flooring, radiator & dual upvc double glazed window to front aspect.

BEDROOM TWO:

11' 5" x 7' 10" (3.48m x 2.39m)

Laminated flooring, radiator & upvc double glazed window to rear aspect.

BATHROOM:

Located to the first floor comprising free standing wash basin with mixer taps, p-shaped bath with mixer taps, low flush wc, tiled flooring, radiator and upvc double glazed window to aspect.

EXTERIOR:

FRONT:

Front wall and path leading to entrance.

REAR:

In Our opinion larger than average, mainly lawn with mature shrub, borders and patio area.

ADDITIONAL NOTES:

In Our Opinion The Property Is An Ideal First Time Buy or Rental Property which is ideal to add to Existing Portfolio or First Time Landlord. Ideally Located to Amenities, Public Transport, rail Link & Edmonton Green Shopping Complex.

The Current Rental including with The London Housing Allowance (LHA) & Subject To Local Market Activity Levels In The Region Of £1,750.00 - £1,850.00 pcm (This is subject to London Housing Allowance & Market Levels).

ADDITIONAL INFORMATION:

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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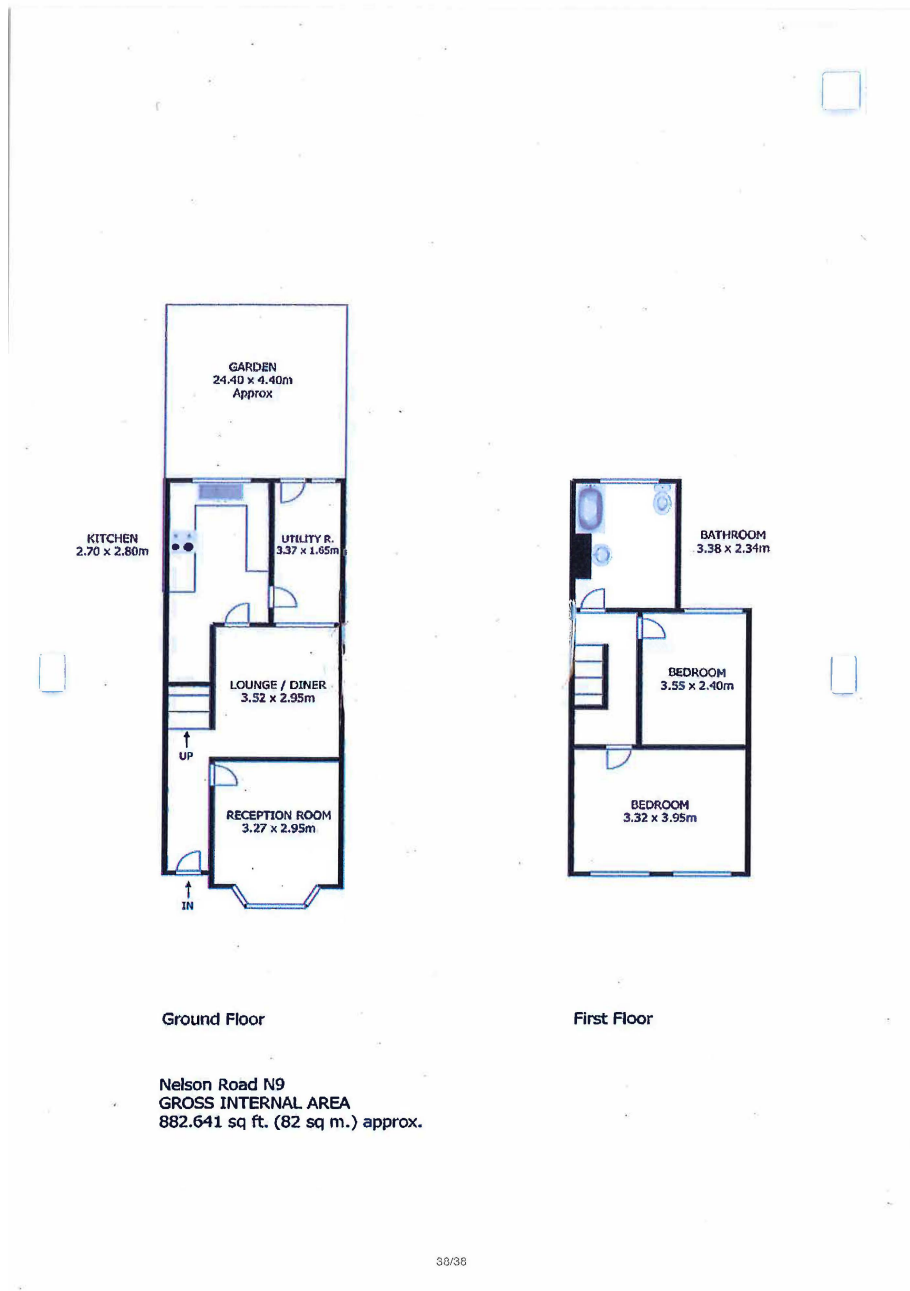
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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