

NELSON TERRACE, NI



This three bedroom home has been the subject of considerable investment by its current owners and in recent years has been completely rewired and replastered, two boilers have also been installed to provide constantly available hot water to both bathrooms. The roof has also been renewed in the last two years.

Centrally located within easy reach of the City the house has the significant benefit of a private off street parking space. To the rear is an attractive town garden.

PRICE £649,950 FREEHOLD

L-SHAPED THROUGH RECEPTION 23'5 (max) x 14'7 (max) (7.14m x 4.44m)



KITCHEN/DINER 23'5 x 8'10 (7.14m x 2.69m)

TOP FLOOR

BEDROOM ONE

13'2 x 12'2 (3.96m x 3.71m)

Two windows to front aspect, two original fitted wardrobes, two covered radiators, cornicing.

BATHROOM

9'10 x 6'6 (3m x 1.98m)

White four piece suite comprising tiled shower cubicle with wall mounted shower, panelled bath, low level wc, oversized pedestal wash hand basin, heated towel rail. Skylight, sash window to rear aspect, spotlighting.

LANDING

Original wood panelling along walls to dado height, access to loft.

STAIRS DOWN TO:-

FIRST FLOOR

L-SHAPED THROUGH RECEPTION

23'5 (max) x 14'7 (max) (7.14m x 4.44m)

Two sash windows to front aspect, sash window to rear aspect, fireplace surround with cast iron insert, low level fitted storage cupboard, cornicing.

STAIRS DOWN TO:-

GROUND FLOOR

ENTRANCE HALL

Stripped & polished wood floorboards, cornicing, spot lighting . Double doors through to:-

KITCHEN/DINER

23'5 x 8'10 (7.14m x 2.69m)

Large sash window to front aspect, sash window to rear aspect, stripped and polished wood floorboard, cornicing, fitted storage cupboard. A well fitted modern kitchen offering ample high and low level units, Bosch gas hob with stainless steel extractor fan and double oven, space for fridge/freezer, inset spot lighting.

STAIRS DOWN TO:-

HALF LANDING

Original wood panelling along walls to dado height, part glazed door with steps leading down to the garden.

STAIRS DOWN TO:-

LOWER GROUND FLOOR

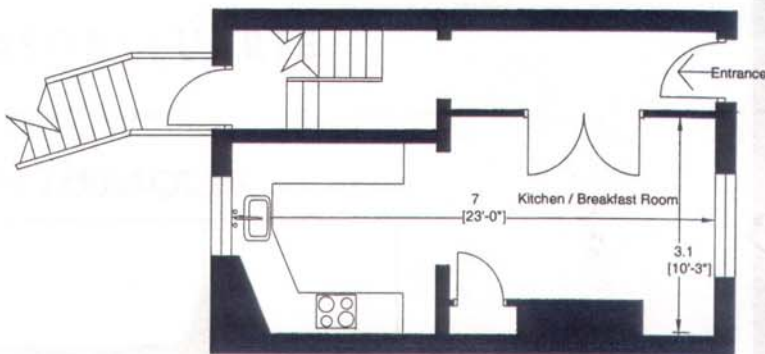
HALLWAY	Fitted storage cupboard, understairs cupboard with space and plumbing for washing machine.
BEDROOM TWO	12'7 x 9'3 (3.84m x 2.82m) Sash window to front aspect, exposed brickwork, fitted period stove. Door leading to lightwell.
BEDROOM THREE	10'2 x 9'2 (3.10m x 2.79m) Glazed door opening through to the garden, two fitted storage cupboards.
SHOWER ROOM	Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc, pedestal wash hand basin, heated towel rail, spotlighting.
GARDEN	Approximately 30' west facing, mainly paved with herbaceous borders.
LIGHTWELL	Under pavement storage area.
THOMSON CURRIE MAP REFERENCE	F8



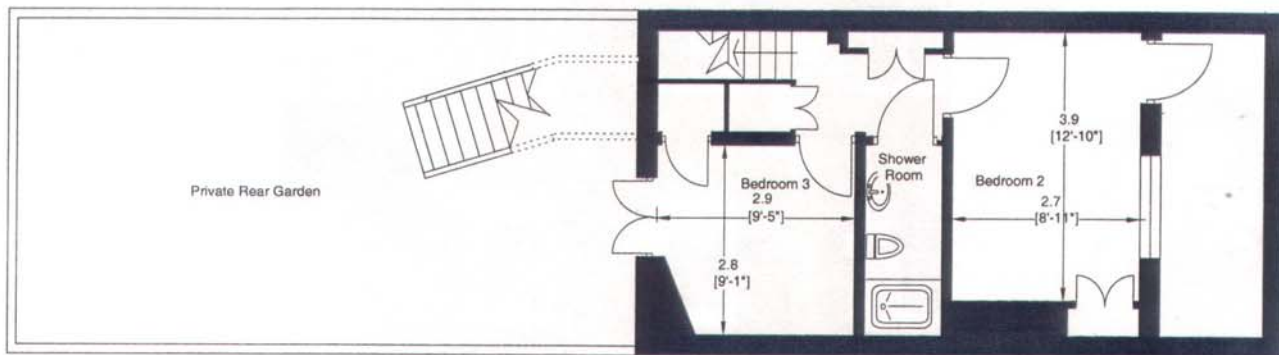
6 Nelson Terrace
London
N1

Total Gross Internal SQ M : 124 sq m

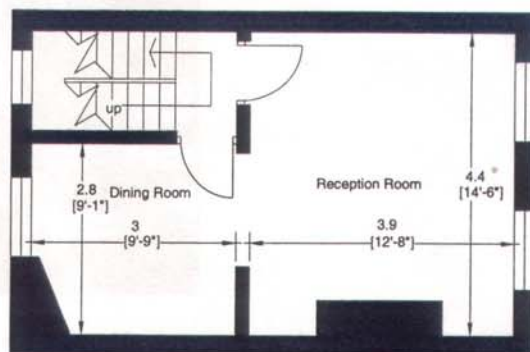
Total Gross Internal SQ FT: 1332 sq ft



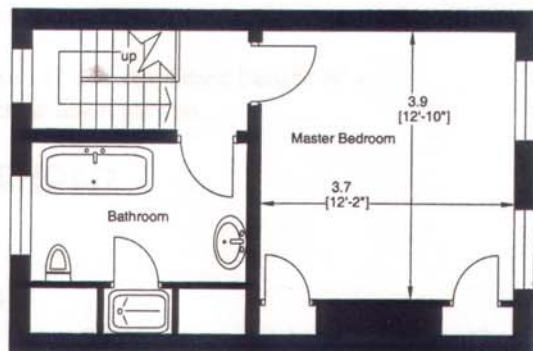
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Illustration for identification purposes only. Plans not to scale.

*As defined by RICS-Code Of Measuring Practice

Floor plans by SimplySpace - 07984 826174