

Cumbrian Properties

276 London Road, Carlisle



Price Region £250,000

EPC-

Semi-detached property | Conservatory
2 reception rooms | 3 bedrooms | Shower room
Gated driveway, car port & garage | Front & rear gardens

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2/ 276 LONDON ROAD, CARLISLE

A well-presented, three bedroom, two reception room, semi-detached property situated on London Road with easy access to local amenities and the M6 motorway. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, lounge with bay window, dining room, conservatory and fitted kitchen. To the first floor there are two double bedrooms with fitted wardrobes, single bedroom, shower room and useable loft room accessed via a pull-down ladder. Front and rear lawned gardens, driveway, car port and garage. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL (18' x 6'4) Radiator, frosted window to the side, coving to the ceiling, staircase to the first floor, understairs storage cupboard housing the consumer box, wood effect laminate flooring. Doors to cloakroom, lounge, dining room and kitchen.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled walls, tiled flooring and UPVC double glazed frosted window to the side.

LOUNGE (16' x 13') Wood effect laminate flooring, UPVC double glazed bay window to the front, coving to the ceiling, tiled fireplace and radiator.



LOUNGE

DINING ROOM (14' x 12') Wood effect laminate flooring, radiator, coving to the ceiling and archway to conservatory.

3/ 276 LONDON ROAD, CARLISLE



DINING ROOM

CONSERVATORY (10' x 8') Wood effect laminate flooring, radiator and UPVC double glazed French doors to the rear garden.



CONSERVATORY

KITCHEN (20'3 x 8') Fitted kitchen incorporating an electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, plumbing for washing machine, one and a half bowl sink unit, panelled ceiling, tiled flooring, radiator, UPVC double glazed windows to the side and rear, and UPVC frosted door to the side.



KITCHEN

FIRST FLOOR

LANDING UPVC stained glass window to the side, picture rail, radiator, access to the loft via pull-down ladders, doors to bedrooms and shower room.

4/ 276 LONDON ROAD, CARLISLE

BEDROOM 1 (16' x 9') UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, picture rail and full wall of fitted wardrobes.



BEDROOM 1

BEDROOM 2 (14'3 x 9'3) UPVC double glazed window to the rear, wood effect laminate flooring, radiator, picture rail and full wall of fitted wardrobes with mirror fronted sliding doors.



BEDROOM 2

BEDROOM 3 (8' x 7'4) UPVC double glazed window to the front, wood effect laminate flooring and picture rail.



BEDROOM 3

5/ 276 LONDON ROAD, CARLISLE

SHOWER ROOM (10'3 x 9') Three piece suite comprising walk-in shower, WC and wash hand basin. Radiator, UPVC double glazed frosted window to the side, panelled ceiling, tiled walls, tiled flooring and built-in shelved storage cupboards housing the Worcester boiler.

LOFT ROOM (19'4 x 18'4) Fully wood panelled, power and light, carpet and Velux windows to the front and rear.



SHOWER ROOM



LOFT ROOM

OUTSIDE Enclosed lawned front garden with floral borders and gated driveway leading to the car port and garage. Lawned rear garden with decked area, laid flagstones and garden shed.

GARAGE (15'4 x 7'9) Wooden doors, fitted cupboards and worksurfaces, shelving, power and UPVC double glazed window to the side.



REAR GARDEN

6/ 276 LONDON ROAD, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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