

# Cumbrian Properties

12 Raglans Court, Silloth



**Price Region £105,000**

**EPC-**

Terraced property | Seaside town  
2 reception rooms | 2 bedrooms | First floor shower room  
Enclosed covered rear yard | No onward chain

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## 2/ 12 RAGLANS COURT, SILLOTH

Situated on a quiet street less than a five minute walk to the amenities of Silloth, this two bedroom, two reception room, terraced property has a first floor recently fitted shower room and modern kitchen and would make an ideal first time buy or downsize. The double glazed and gas central heated accommodation is neutrally decorated throughout and briefly comprises lounge, sitting room with understairs storage and staircase to the first floor, modern kitchen with sky lantern and integrated appliances, master double bedroom with two fitted wardrobes, second bedroom and a modern shower room with walk-in shower cubicle. Externally there is a covered, enclosed rear yard with outside storage and WC. Located within easy walking distance of all the amenities of Silloth including shops, Post Office, surgery, church and café and pleasant walks across the green and promenade. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into lounge.**

**LOUNGE (13'7 max x 12'7 max)** Double glazed window to the front with radiator below, coving to the ceiling and door to sitting room.



LOUNGE

**SITTING ROOM (13'7 max x 12'7 max)** Double glazed window to the rear with radiator below, understairs storage cupboard, coving to the ceiling, staircase to the first floor and door to kitchen.



SITTING ROOM

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**KITCHEN (15' max x 5'3 max)** Fitted kitchen incorporating an electric oven and four ring gas hob, stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine, radiator, sky lantern, two double glazed windows, tile effect flooring, radiator and UPVC door to the rear yard.



KITCHEN

## **FIRST FLOOR**

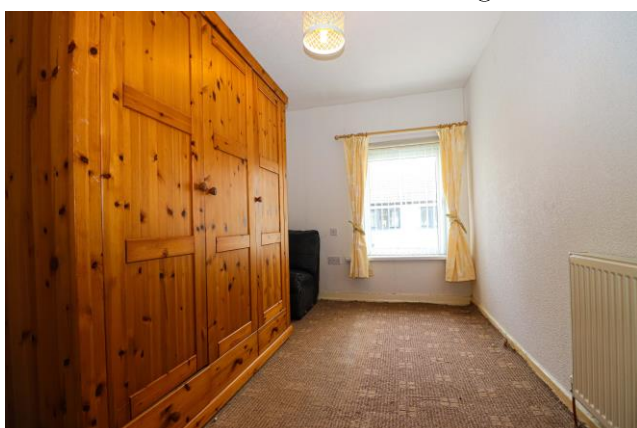
**LANDING** Doors to bedrooms and shower room. Loft access.

**BEDROOM 1 (13' max x 12'3 max)** Double glazed window to the front with radiator below, two fitted wardrobes and cupboard housing the combi boiler.



BEDROOM 1

**BEDROOM 2 (12'9 x 7')** Double glazed window to the rear and radiator.



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**SHOWER ROOM (9'5 max x 6' max)** Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Panelled walls and ceiling, double glazed frosted window and radiator.



SHOWER ROOM

**OUTSIDE** Enclosed, covered rear yard with outside WC, storage unit and pedestrian access gate to the rear lane.



REAR YARD

EPC TO FOLLOW

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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