

Cumbrian Properties

20 Herbert Street, Carlisle



Price Region £125,000

EPC-

Terraced property | Popular residential area
Dining lounge | 2 bedrooms | 1 bathroom
Low maintenance gardens | Ideal first time buy

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2/ 20 HERBERT STREET, CARLISLE

This generously proportioned two double bedroom terraced property features vestibule leading to an open plan dining lounge with an inviting staircase to the first floor. The dining lounge creates a warm and practical ambiance. The well-equipped kitchen boasts an eye level oven and grill. Rear vestibule and ground floor bathroom. To the first floor are two spacious double bedrooms – both with built in storage and original fireplaces. The easy to maintain rear yard offers wooden decking, astro turf and raised floral borders. Ideal for first time buyers or as a promising buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into vestibule

VESTIBULE Wooden flooring, dado rail, coving to ceiling and glazed door to the open plan dining lounge.

DINING LOUNGE (28'6 x 11' TOTAL SIZE)

DINING AREA - Double glazed window to the front, radiator, coving to ceiling, fireplace (no fire in situ) and staircase to the first floor. Opens into the dining area.

LOUNGE AREA – Gas fire, ceiling rose, radiator and double glazed window to the rear.



DINING AREA



LOUNGE AREA

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KITCHEN (15'5 x 8') Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, four burner gas hob with tiled splashback and extractor above. Built in eye level oven and grill, Baxi boiler, wood effect laminate flooring, double glazed windows to the rear and door to rear vestibule.



KITCHEN

REAR VESTIBULE Wood effect laminate flooring, doors to bathroom and rear yard.

BATHROOM (7'9 x 6'7) Three piece suite comprising shower over panelled bath, WC and wash hand basin with mixer tap. Wood effect laminate flooring, radiator, coving to ceiling, part tiled walls and double glazed frosted window.



BATHROOM

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM 1 (15' x 12') Double glazed window to the front, radiator, coving to ceiling, original fireplace with mantelpiece (ornamental purposes only) and built in shelved storage cupboard with hanging rail.



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BEDROOM 2 (15'2 x 12') Double glazed window to the rear, radiator, coving to ceiling and original fireplace with mantelpiece (ornamental purposes only).



BEDROOM 2

OUTSIDE On street parking to the front. Enclosed rear yard laid to astro turf with raised floral borders, wood decking and outhouses for additional storage.



REAR YARD

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed by the vendor.

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