

Cumbrian Properties

77 South Street, off London Rd, Carlisle



Price Region £115,000

EPC-C

End terraced property | Convenient location
1 reception room | 2 bedrooms | FF bathroom
Rear garden | No onward chain

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A two bedroom end terraced property with allocated parking, gas central heating and double glazing throughout briefly comprising of vestibule, dining lounge and fitted kitchen. To the first floor there are two bedrooms with built in storage cupboards and a three piece family bathroom. Rear walled and fenced garden comprising of shilled borders and block paving. Within close proximity of the University of Cumbria, shops, amenities and would make an ideal first time buy or as an investment opportunity.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Stained glass window to the front and door to dining lounge.

DINING LOUNGE (19'4 x 10') Double glazed windows to the front and side elevations, two radiators and door to kitchen.



DINING LOUNGE

KITCHEN (10' x 7'9) Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for slimline dishwasher, electric oven and grill with four burner electric hob and overhead extractor. Tile effect laminate flooring, houses the Worcester boiler, radiator, double glazed window to the side, door to inner hallway and UPVC double glazed door to the rear.



KITCHEN

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INNER HALLWAY Walk-in storage cupboard, staircase to the first floor and stained glass window facing into the lounge.

FIRST FLOOR LANDING Double window to the rear, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (14'4 x 9'3) Double glazed window to the front, radiator, wood effect laminate flooring and two built in storage cupboards.



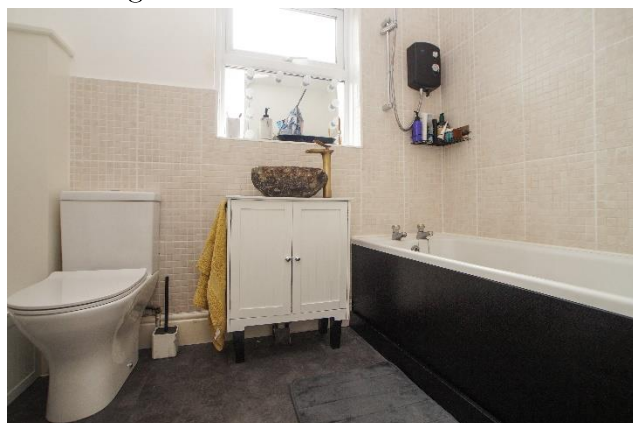
BEDROOM 1

BEDROOM 2 (10' x 9'5) Double glazed window to the front, radiator, wood effect laminate flooring and built in shelved storage cupboard with hanging rail.



BEDROOM 2

FAMILY BATHROOM (7'8 x 5'7) Three piece suite comprising low level WC, wash hand basin and panelled bath with electric shower over. Tile effect laminate flooring, radiator and double glazed frosted window to the side.



FAMILY BATHROOM

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OUTSIDE Block paved allocated parking to the side of the property. To the rear of the property is a fence and walled garden laid to block paving with shillied borders, metal gazebo and external power supply.



REAR GARDEN



ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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