

# Cumbrian Properties

71 Oswald Street, off London Rd



Price Region £82,500

EPC-D

Mid-terraced property | Close to city centre  
1 reception room | 2 double bedrooms | Ground floor bathroom  
No chain | Ideal FTB or BTL

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2/ 71 OSWALD STREET, OFF LONDON ROAD, CARLISLE

A two double bedroom, mid-terraced property situated just off London Road within walking distance of the city centre and a variety of local amenities. The double glazed and gas central heated accommodation briefly comprises vestibule, lounge, inner hall, dining kitchen, rear hall and bathroom. To the first floor there are two double bedrooms. Enclosed rear yard with gated access to the rear lane. Ideally suited to the first time buyer or buy to let investor. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Door to lounge.

**LOUNGE (14'4 x 12')** Gas fire, UPVC double glazed window to the front, coving to the ceiling, radiator and door to inner hall.



LOUNGE

**INNER HALL** Staircase to the first floor and access to dining kitchen.

**DINING KITCHEN (14'3 x 8')** Fitted kitchen incorporating sink with mixer tap, freestanding cooker, plumbing for washing machine, shelved understairs storage cupboard, coving to the ceiling, radiator, UPVC double glazed window to the rear and door to rear hall.



DINING KITCHEN

**REAR HALL** Doors to bathroom and rear yard.

3/ 71 OSWALD STREET, OFF LONDON ROAD, CARLISLE

**BATHROOM (7'8 x 6'9)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled flooring, radiator, coving to the ceiling, Worcester boiler and UPVC double glazed frosted window.



BATHROOM

**FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (14'3 x 12')** UPVC double glazed window to the front, built-in storage cupboard, coving to the ceiling and radiator.



BEDROOM 1

**BEDROOM 2 (14'3 x 8')** UPVC double glazed window to the rear and radiator.



BEDROOM 2

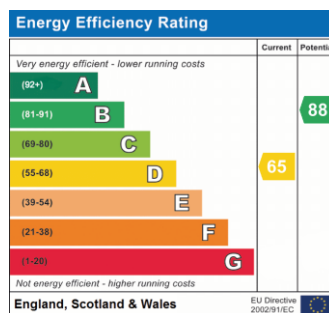
4/ 71 OSWALD STREET, OFF LONDON ROAD, CARLISLE

**OUTSIDE** Enclosed rear yard with gated access to the rear lane.

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

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