

# Cumbrian Properties

77 South Street, off London Rd, Carlisle



Price Region £110,000

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 shillied 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.



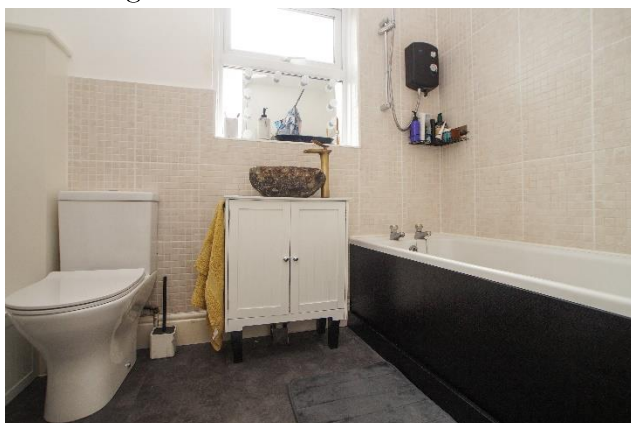
BEDROOM 1

**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+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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

**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.