

Cumbrian Properties

31 St Edmunds Park, Carlisle



Price Region £139,950

EPC-D

Mid link property | Popular location
1 reception room | 2 bedrooms | 1 bathroom
Garage and gardens | No onward chain

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A two double bedroom mid link property with garage and gardens situated in a quiet cul-de-sac location to the west of the city. The property is well presented and neutrally decorated throughout with modern fixtures and fittings and comprises of lounge with gas fire, a modern dining kitchen with pantry, two double bedrooms with plenty of fitted storage to the master, and a modern fully tiled three piece bathroom. Externally there is a good size front lawned garden with a pleasant seating area and a low maintenance rear garden along with a single garage with power supply and allocated parking. St Edmunds Park is just a stones throw from local shops and schools, pleasant park walks and has excellent access to the western bypass. The property would make an ideal first time buy, downsize or buy to let investment having been successfully rented for several years.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge.

LOUNGE (14'9 max x 11' max) Coal effect gas fire, double glazed window to the front, radiator, coving to ceiling and glazed door leading to the inner hallway.



LOUNGE

INNER HALLWAY Staircase to the first floor, coving and glazed door to dining kitchen.

DINING KITCHEN (14'9 x 9'5) Fitted kitchen incorporating a stainless steel sink with mixer tap, tiled splashbacks, electric oven and four burner gas hob with extractor hood above, plumbing for washing machine and dishwasher. Space for table and chairs, built in pantry, wood effect flooring, coving to ceiling and double glazed window to the rear. Glazed door to the rear hallway.



DINING KITCHEN

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REAR HALLWAY Tiled flooring, built in shelving, door to garage and UPVC door leading out to the rear garden.

FIRST FLOOR LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (14'9 max x 11' max) Two built in storage cupboards (one housing the Worcester combi boiler), radiator and two double glazed windows to the front.



BEDROOM 1

BEDROOM 2 (11'6 max x 9'7 max) Radiator, double glazed window to the rear and access via drop down ladder to part boarded loft space.



BEDROOM 2

BATHROOM (6'4 x 5'5) Three piece suite comprising of shower over panelled bath, wash hand basin and low level WC. Tiled walls, wood effect flooring, radiator and double glazed frosted window.



BATHROOM

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OUTSIDE To the front of the property is a lawned garden with a pleasant flag stone seating area. Low maintenance shilled garden to the rear with outside water supply and a single garage with power supply and allocated parking.



REAR GARDEN

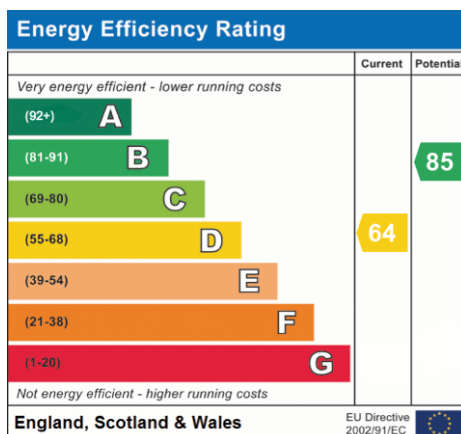


GARAGE

TENURE We are informed the tenure is Freehold

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

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