

Cumbrian Properties

25 Clarksville Close, The Coppice



Price Region £230,000

EPC-B

Detached house | Garage & Driveway
2 reception rooms | 3 bedrooms | 2 bathrooms
Gardens | Popular location

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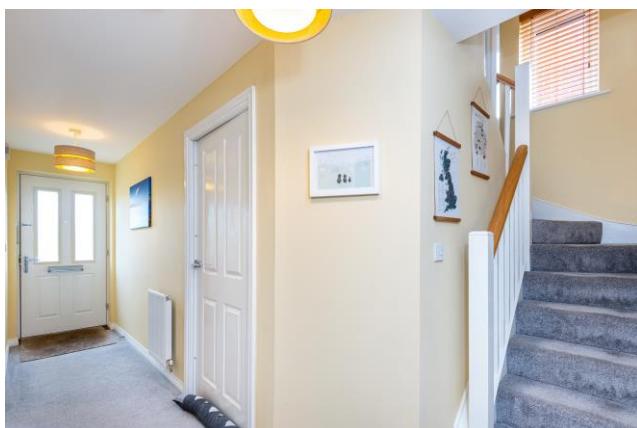
This immaculately presented, three bedroom, two bathroom, two reception room detached property is situated in a popular location with an open aspect to the front and a private lawned rear garden. The property is double glazed and gas central heated and briefly comprises entrance hall, cloakroom, dining room/office, lounge with French doors to the garden and a modern high gloss kitchen with integrated appliances. To the first floor there are two double bedrooms with fitted wardrobes, master en-suite shower room, single bedroom and family bathroom. Externally the property has off-street parking for two vehicles leading up to the integral single garage with power supply. To the rear is a generous lawned garden with sandstone patio area. Situated in a semi-rural location in the catchment area for popular village primary schools, with easy access to the city centre and junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

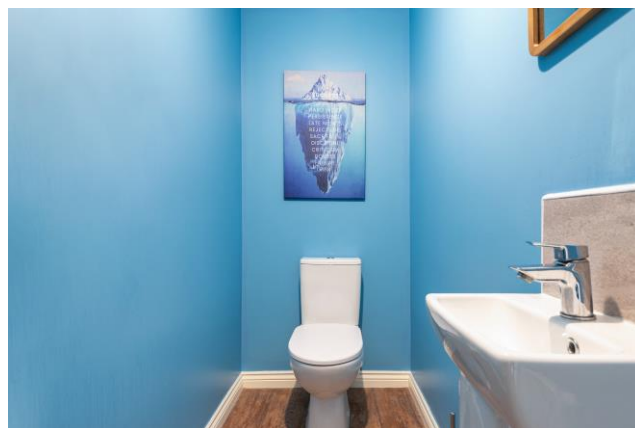
Composite front door into entrance hall.

ENTRANCE HALL Doors to dining room, lounge, kitchen, cloakroom and garage. Staircase to the first floor and radiator.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Wood effect flooring and radiator.



ENTRANCE HALL



CLOAKROOM

DINING ROOM (10' x 8'7) Radiator and double glazed window to the front with an open aspect.



DINING ROOM

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LOUNGE (15' x 10'5) Radiator and double glazed French doors to the rear garden.



LOUNGE

KITCHEN (9'8 max x 9'7 max) Fitted kitchen incorporating an electric oven with four burner gas hob and extractor hood above, integrated fridge and freezer, integrated washing machine, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher. Wood effect worksurfaces, under counter lighting, double glazed window to the rear, wood effect flooring, radiator and composite door to the side.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Airing cupboard, double glazed window, radiator and loft access.



LANDING

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BEDROOM 1 (11'4 x 10'4) A range of fitted wardrobes, double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suit comprising fully tiled shower cubicle, wash hand basin and WC. Frosted window, wood effect flooring and radiator.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11'7 x 9'8) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'8 x 8'9) Double glazed window to the rear and radiator.

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BEDROOM 3

FAMILY BATHROOM (8'3 max x 6'8 max) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Part tiled walls, frosted window, wood effect flooring and radiator.



FAMILY BATHROOM

OUTSIDE To the front of the property is a low maintenance lawned garden along with off street parking for two vehicles leading up to the garage. To the rear of the property is a lawned garden with sandstone patio area, outside tap and gate providing pedestrian access to the front of the property.

GARAGE Light, power and combi boiler.



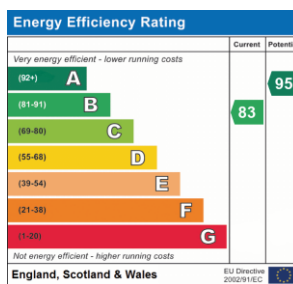
REAR GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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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