

Cumbrian Properties

2a Flower Street, Carlisle



Price Region **£82,000**

EPC-D

Terraced property | Close to city centre
1 reception room | 3 double bedrooms | Ground floor bathroom
Ideal FTB or BTL | No onward chain

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2/ 2A FLOWER STREET, OFF LONDON ROAD, CARLISLE

A realistically priced, three double bedroom terraced property situated just off London Road within walking distance of the city centre and a variety of local amenities. The accommodation briefly comprises lounge, inner hall, kitchen, rear hall and ground floor bathroom. To the first floor there are three double bedrooms. Ideally suited to the first time buyer or buy to let investor. (This property does not have a rear yard or garden).

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (13'9 x 10'9) UPVC double glazed window to the front, electric fire, radiator, cupboard housing the meters and door to inner hall.



LOUNGE

INNER HALL Staircase to the first floor and door to kitchen.



INNER HALL



REAR HALL

KITCHEN (9' x 9') Fitted kitchen incorporating sink unit with mixer tap, four ring gas hob with extractor hood above, oven and grill, and plumbing for washing machine. Radiator, tiled flooring and door to rear hall.

3/ 2A FLOWER STREET, OFF LONDON ROAD, CARLISLE



KITCHEN

REAR HALL Tiled flooring, UPVC door to the rear yard and door to bathroom.

BATHROOM (8' x 5'5) Three piece suite comprising wash hand basin, WC and panelled bath with shower above. Tiled flooring, vertical radiator and UPVC double glazed frosted window to the rear.



BATHROOM

FIRST FLOOR

LANDING Doors to all bedrooms.

BEDROOM 1 (13'4 x 7'9) UPVC double glazed window to the front and radiator.



BEDROOM 1

4/ 2A FLOWER STREET, OFF LONDON ROAD, CARLISLE

BEDROOM 2 (14'4 x 7'8) UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (11'4 x 9'8) UPVC double glazed window to the rear, radiator and built-in cupboard housing the Worcester boiler.



BEDROOM 3

OUTSIDE On-street parking is available to the front of the property.

TENURE We are informed the tenure is Leasehold. 900+ years remaining. Ground Rent £50 per annum.

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.