

Cumbrian Properties

7 Gloucester Road, Currock



Price Region £80,000

EPC-

Mid-terraced property | No onward chain
1 reception room | 2 double bedrooms | Ground floor bathroom
Ideal first time buy or buy to let investment

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 7 GLOUCESTER ROAD, CURROCK, CARLISLE

Situated just off Blackwell Road a two double bedroom, mid-terraced property sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises lounge with feature fireplace, fitted kitchen, inner hall and ground floor bathroom. To the first floor there are two double bedrooms with fitted storage to the master. Front forecourt and enclosed rear yard with brick-built outhouse. Located in a popular residential area close to an abundance of amenities including shops, schools and bus stops. Ideally suited to the first time buyer or buy to let investment market.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the lounge.

LOUNGE (13' x 12') UPVC double glazed window to the front, radiator, feature fireplace, fitted storage cupboards housing the meters and consumer box, coving to the ceiling, wood flooring, door and staircase to the first floor and door to kitchen.



LOUNGE

KITCHEN (12' x 11'9) Fitted kitchen incorporating a four ring gas hob with extractor hood above, electric oven and grill, sink unit, plumbing for washing machine, gas central heating boiler, UPVC double glazed window to the rear, radiator, understairs storage cupboard, tile effect vinyl flooring and door to inner hall.



KITCHEN

INNER HALL Door to the bathroom and UPVC double glazed door to the rear yard.

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BATHROOM (9'7 x 6') Three piece suite comprising WC, wash hand basin and panelled bath with mixer tap and shower attachment. Radiator, UPVC double glazed frosted window to the side, aqua-panelled walls and tiled flooring.



BATHROOM

FIRST FLOOR

LANDING Doors to both bedrooms.

BEDROOM 1 (13' x 12') UPVC double glazed window to the front, picture rail, original fireplace, coving to the ceiling, wood flooring and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (12' x 8'9) UPVC double glazed window to the rear, radiator and coving to the ceiling.



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OUTSIDE Gated front forecourt and enclosed rear yard with brick-built outhouse and gated access to the rear lane.



REAR YARD

TENURE To be confirmed by the vendor.

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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FOLLOW