# Cumbrian
PROPERTIES

## 4 Bright Street, Carlisle

**Price Region £90,000**

EPC-

Terraced property | Good decorative order
1 reception room | 2 bedrooms | 1 bathroom
Lawned rear garden | Residents permit parking

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2/ 4 BRIGHT STREET, OFF NEWTOWN ROAD, CARLISLE

Ideally suited to the first time buyer or buy to let investor, as previously utilised, a UPVC double glazed and gas central heated, two bedroom, terraced property.
The accommodation, which is offered in good decorative order throughout, briefly comprises vestibule, lounge and dining kitchen. To the first floor there are two bedrooms and bathroom. Lawned rear garden and residents permit parking to the front of the property.
The property has previously been successfully utilised as a rental investment generating a gross annual rental of approx. £6,000 achieving a gross rental yield of approx. 6.5% per annum. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into vestibule.**

**VESTIBULE** Door into lounge.

**LOUNGE (15' max x 13'3 max)** UPVC double glazed window, fireplace, radiator and bi-fold door to the dining kitchen.

LOUNGE

**DINING KITCHEN (13'7 x 12')** A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel sink unit with mixer tap. Freestanding electric cooker, plumbing for washing machine and space for fridge freezer. UPVC double glazed window, radiator, tile effect vinyl flooring, ceiling spotlights, understairs storage area and door to rear hall.

3/ 4 BRIGHT STREET, OFF NEWTOWN ROAD, CARLISLE

DINING KITCHEN

**REAR HALL** Staircase to the first floor and UPVC double glazed door to the rear garden.

**FIRST FLOOR**
**LANDING** Doors to bedrooms and bathroom.

**BEDROOM 1 (14'4 max x 14'3 max)** UPVC double glazed window, radiator and loft access.

BEDROOM 1

**BEDROOM 2 (13'6 x 8'9)** UPVC double glazed window and radiator.

BEDROOM 2

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**BATHROOM** White three piece suite comprising low level WC, wash hand basin and shower above panelled bath. Radiator, UPVC double glazed frosted window, wood effect vinyl flooring and good size storage area.

BATHROOM

**OUTSIDE** Lawned rear garden with stone chipped seating area, patio and gated access to the side. Residents permit parking is available to the front of the property.

REAR GARDEN

**COUNCIL TAX BAND** We are informed the property is in tax band A

**TENURE** We are informed the tenure is Freehold

**SERVICES** Mains water, gas and electricity are connected

**VIEWING** Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

EPC TO FOLLOW