

Cumbrian Properties

3 Voreda Gardens, Plumpton



Price Region £114,000

EPC-C

Semi-detached property | Village location
1 reception | 3 bedrooms | Story built
Low Cost Housing | Local Occupancy Rules apply

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Situated in the popular village of Plumpton a three bedroom semi-detached property built by renowned local builder Story Homes. The property is sold under the discounted housing scheme and is subject to a local occupancy clause – further details can be obtained from our Penrith office. The UPVC double glazed and gas central heated accommodation briefly comprises of entrance hallway, cloakroom, lounge and dining kitchen with integrated appliances and French doors opening onto the rear garden. To the first floor there are three bedrooms and family bathroom. Block paved driveway providing parking for two vehicles to the front of the property and good size rear garden laid to lawn with decked seating area and patio. Plumpton benefits from primary school, easy access to the A6 providing access to Penrith and Carlisle and the M6 motorway. Sold with the benefit of no onward chain.

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

Composite front door into entrance hallway.

ENTRANCE HALLWAY Radiator, wood effect flooring and doors to cloakroom and lounge.

CLOAKROOM Two piece suite in white with low level WC and wall mounted wash hand basin. Radiator, wood effect flooring, ceiling spotlights and UPVC double glazed frosted window.

LOUNGE (15' max x 13'8 max) UPVC double glazed window, radiator, understairs storage cupboard, staircase to the first floor and door to dining kitchen.



LOUNGE

DINING KITCHEN (15' x 7'8)

Fitted kitchen incorporating a 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, four ring gas hob with extractor above and oven below. Integrated fridge, freezer and dishwasher, plumbing for washing machine, UPVC double glazed window and ceiling spotlights. Space for dining table and chairs, radiator, wood effect vinyl flooring and UPVC double glazed French doors opening onto the rear garden.

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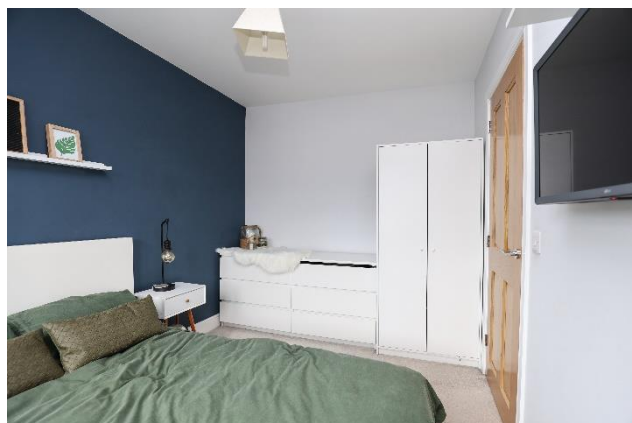


DINING KITCHEN

FIRST FLOOR

LANDING Loft access and doors to bedrooms, bathroom and built in storage cupboard.

BEDROOM 1 (11'5 x 8') UPVC double glazed window and radiator.



BEDROOM 1

BEDROOM 2 (10' max x 8' max) UPVC double glazed window and radiator.



BEDROOM 2

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BEDROOM 3 (7'4 x 7') UPVC double glazed window and radiator.



BEDROOM 3

BATHROOM (6'6 x 5'6) Three piece suite in white with rainfall shower with further shower attachment over panelled bath, low level WC and wall mounted wash hand basin. Part tiled walls, towel rail radiator, ceiling spotlights, tile effect vinyl flooring and UPVC double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property there is a block paved driveway providing off street parking for two vehicles. Lawned area and flagged pathway with gated access to the good size rear garden which is laid to lawn with raised decked seating area, garden shed, raised beds, outside tap and flagged patio.



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NOTE The property is sold under the discounted housing scheme and is subject to a local occupancy clause. Further details can be obtained from our Penrith office.

TENURE We are informed the tenure is Freehold

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

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.

