

Cumbrian Properties

31 Raven Street, Carlisle



Price Region £100,000

EPC-

Terraced property | Attic room
2 reception room | 2 bedrooms | Ground floor bathroom
Close to city centre | Ideal first time buy

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Situated in an ideal location just outside the city centre, a double glazed and gas central heated two bedroom, two reception room terraced property with the benefit of an attic room. The accommodation briefly comprises entrance hall, sitting room, lounge leading to kitchen and ground floor family bathroom. To the first floor there are two double bedrooms and cloakroom with an additional converted attic room to the second floor. Externally there is a walled rear yard and residents permit parking to the front. The property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors leading to sitting room and lounge, radiator and staircase to the first floor.

SITTING ROOM (11'3 x 9' max) Double glazed window to the front, radiator and coving to the ceiling.



SITTING ROOM

LOUNGE (12'9 x 12') Understairs storage cupboard, double glazed window to the rear, radiator, coving to the ceiling and opening to the kitchen.



LOUNGE

KITCHEN (11'8 x 5'9) Fitted kitchen incorporating freestanding electric cooker, plumbing for washing machine, stainless steel sink with mixer tap, tiled splashbacks, double glazed window, tiled flooring and door to the rear hall.

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KITCHEN



BATHROOM

REAR HALL Door to bathroom, built-in storage cupboard housing the combi boiler and UPVC door to the rear yard.

BATHROOM (5'8 x 5') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Frosted glazed window, coving to ceiling, tiled flooring and radiator.

FIRST FLOOR

LANDING Doors to bedrooms and WC, door and staircase to the second floor.

BEDROOM 1 (12'9 max x 11'4) Double glazed window to the front and radiator.

BEDROOM 2 (12'10 max x 8'5 max) Double glazed window to the rear and radiator.



BEDROOM 1



BEDROOM 2

CLOAKROOM Two piece suite comprising WC and wash hand basin.

SECOND FLOOR ATTIC ROOM (13' x 13' to under eaves) Two double glazed Velux windows, two ceiling beams, under eaves storage cupboard and radiator.

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ATTIC ROOM

OUTSIDE Enclosed walled yard to the rear with gate providing pedestrian access to the rear lane.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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