

# Cumbrian Properties

4 Collin Place, off Newtown Road



Price Region **£79,950**

**EPC-**

First floor flat | In need of some modernisation  
1 reception | 2 bedrooms | 1 bathroom  
Central location | Ideal FTB or BTL

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## 2/ 4 COLLIN PLACE, OFF NEWTOWN ROAD, CARLISLE

This two bedroom, first floor flat benefits from a private entrance, two good size bedrooms, spacious lounge and kitchen and, although in need of some modernisation, would make an ideal first time buy or buy to let investment. The double glazed and central heated accommodation briefly comprises vestibule with staircase to the first floor, lounge, kitchen, two bedrooms – one with built-in wardrobes and storage, and three piece bathroom. Externally there is ample off-street parking. Located close to local amenities including schools, shops and bus routes, and just a short walk from the Cumberland Infirmary. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Staircase to the first floor with door to the lounge.

**LOUNGE (13' x 12' max)** Double glazed window, radiator, built-in cupboard, doors to kitchen and inner hall.



LOUNGE

**KITCHEN (9' x 7' max)** Fitted kitchen incorporating a stainless steel sink unit with mixer tap, freestanding electric cooker, plumbing for washing machine, double glazed window to the front and tile effect laminate flooring.



KITCHEN

**INNER HALL** Door to bedrooms and bathroom.

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**BEDROOM 1 (11' x 11' max)** Double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (11' x 7' max)** Built-in wardrobe, storage cupboard housing the boiler, radiator and double glazed window.



BEDROOM 2

**BATHROOM (7' x 6' max)** Three piece suite comprising electric shower above the panelled bath, wash hand basin and WC. Vinyl flooring, radiator and double glazed frosted window.



BATHROOM

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**TENURE** We are informed the tenure is Leasehold. 999 years from 1989.

**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.

EPC GRAPH TO  
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