

Cumbrian Properties

20 Gloucester Road, Currock



Price Region £80,000

EPC-D

Terraced property | Popular residential area
1 reception room | 2 bedrooms | GF bathroom
Rear yard | Ideal first time buy or buy to let | No chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 20 GLOUCESTER ROAD, CURROCK, CARLISLE

Ideally suited to the first time buyer or buy to let investor, a two double bedroom, one bathroom mid terraced property situated within close proximity to local shops and the city centre. The double glazed and central heated accommodation comprises of lounge with electric fire, spacious dining kitchen with breakfast bar and access to the rear yard, and a three piece ground floor bathroom. To the first floor there are two double bedrooms with fitted storage to the master. Externally there is on street parking and a rear walled yard. The property has been successfully rented for several years with an approximate rental valuation of £550 pcm. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge.

LOUNGE (12'4 max x 12' max) Stove effect electric fire, double glazed window to the front, storage cupboard housing the meters and fuse box, radiator, polystyrene ceiling tiles and doors to the dining kitchen and staircase to the first floor.



LOUNGE

DINING KITCHEN (13' max x 12' max) Fitted kitchen incorporating an electric oven and four burner hob with extractor above, sink unit with mixer tap, tiled splashbacks and plumbing for washing machine. Breakfast bar, understairs storage cupboard, radiator, tile effect flooring, door to bathroom and UPVC door to the rear yard.



DINING KITCHEN

3/ 20 GLOUCESTER ROAD, CURROCK, CARLISLE

BATHROOM (6' x 6') Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Tiled splashbacks, panelled ceiling, radiator, tile effect flooring and double glazed frosted window.



BATHROOM

FIRST FLOOR LANDING Doors and step up to bedrooms 1 and 2.

BEDROOM 1 (12'5 max x 12' max) Two built in storage cupboards - one housing the combi boiler and one with loft access, radiator, polystyrene ceiling tiles and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (12' x 8'8) Radiator, polystyrene ceiling tiles and double glazed window to the rear.



BEDROOM 2

4/ 20 GLOUCESTER ROAD, CURROCK, CARLISLE

OUTSIDE To the rear of the property is an enclosed walled yard with gate providing pedestrian access. On street parking to the front of the property.



REAR YARD

TENURE We are informed 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.

