

Cumbrian Properties

10 Fairfield Gardens, Carlisle



Price Region £65,000

EPC-

First floor flat | No onward chain
1 reception room | 2 bedrooms | 1 bathroom
Communal gardens | Outside storage

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This two bedroom, first floor flat is situated in a popular location to the west of the city with the benefit of communal gardens, maintained by Riverside, and a brick-built outhouse providing storage. With a secure communal entrance to the stairway the property briefly comprises entrance hall, lounge with gas fire, kitchen, two bedrooms – both with fitted storage, and a three piece bathroom. Externally there is street parking to the front of the property, brick-built outhouse with power and water supply, and a communal garden with drying area. Located within close proximity to local shops, schools and the Cumberland Infirmary, just a short ten to fifteen minute walk to the city centre and on regular bus routes the property would make an ideal first time buy, downsize or investment opportunity.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to lounge, bedrooms and bathroom. Electric heater and loft access.

LOUNGE (13'6 max x 13'5 max) Gas fire, double glazed window to the front, built-in storage cupboards housing the water tank and fuseboard, coving and door to the kitchen.



LOUNGE

KITCHEN (8' x 7'5) Fitted kitchen incorporating a freestanding electric cooker with extractor hood above, plumbing for washing machine, space for under counter appliance, stainless steel sink, tiled splashbacks, double glazed window to the rear and wood effect flooring.



KITCHEN

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BEDROOM 1 (12' x 10') Built-in storage cupboard and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (8'8 x 8') Built-in storage cupboard, double glazed window to the rear and electric heater.



BEDROOM 2

BATHROOM (8' x 5') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, frosted glazed window and panelled ceiling with spotlights.



BATHROOM

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OUTSIDE The property benefits from a communal drying area, maintained by Riverside, brick-built outhouse with water and power supply, and two fitted storage cupboards on the landing.



COMMUNAL GARDENS

TENURE We are informed the tenure is Leasehold. 125 year lease from 1991. Service charge £63.50 pcm payable to Riverside.

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
FOLLOW