

# Cumbrian Properties

## 33 Showfield, Brampton



**Price Region £120,000**

**EPC-D**

Ground floor flat | Garage & driveway  
1 reception room | 2 bedrooms | 1 bathroom  
Well-presented throughout | No onward chain

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## 2/ 33 SHOWFIELD, BRAMPTON, CARLISLE

A well-presented neutrally decorated two double bedroom ground floor flat with garage, driveway and garden, is gas central heated, double glazed and briefly comprises entrance hall, lounge, dining kitchen, inner hall with two fitted storage cupboards, two double bedrooms and a shower room. To the rear of the property, is a low maintenance shillied garden along with patio and flower beds. To the front of the property, is a fenced forecourt comprising laid flagstones, block paved driveway and a garage in close proximity. The property is within walking distance to Brampton town centre, with many amenities such as shops, schools, pharmacies and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

**ENTRANCE HALL (7' x 5')** Door to the lounge.

**LOUNGE (14'7 x 13')** Double glazed UPVC window to the front, radiator and doors to the kitchen the inner hall.



LOUNGE

**DINING KITCHEN (15' x 10')** Fitted kitchen incorporating 1.5 bowl sink unit, eye level electric oven and grill, four burner electric hob with tiled splashback and extractor hood above, plumbing for washing machine. Radiator, wood effect laminate flooring in the kitchen area.

**DINING AREA** Double glazed UPVC windows to the front and to the side and double glazed UPVC door to the side.





**INNER HALLWAY (7' x 4')** Doors to the bathroom, two bedrooms and two storage cupboards.

**BEDROOM 1 (11' x 11')** Double glazed UPVC window to the rear and radiator.



BEDROOM 1

**BEDROOM 2 (9'5 x 8'5)** Double glazed UPVC window to the rear and radiator.



BEDROOM 2

**SHOWER ROOM (7' x 6')** Three piece suite comprising WC, sink and walk-in shower. Tiled splashback, radiator, frosted double glazed UPVC window to the side, tile effect laminate flooring.



**OUTSIDE** To the rear of the property is a low maintenance gravelled garden with floral borders, flower beds and patio. To the front of the property is a fenced forecourt comprising block paved driveway, laid flagstones, external power and water and shilled borders. The property also benefits from a garage.



FRONT OF THE PROPERTY



GARAGE

**TENURE** We are informed the tenure is Leasehold. 958 years remaining on the lease. No ground rent as there is a residents association – residents pay £60 per year. All residents own a share of the freehold.

**COUNCIL TAX** We are informed the property is 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.

