

Cumbrian Properties

11 London Road Terrace, Carlisle



Price Region £125,000

EPC-D

Mid terraced property | South of the city centre
2 reception rooms | 2 bedrooms | 1 bathroom
Front and rear gardens | Rear yard

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2/ 11 LONDON ROAD TERRACE, CARLISLE

A characterful two double bedroom, two reception room mid terraced property situated to the south of the city centre. The double glazed and gas central heated accommodation comprises entrance hall, lounge, dining room and fitted kitchen. To the first floor there is a good size three piece family bathroom, two double bedrooms and additional storage on the landing. Enclosed rear yard with outhouse for additional storage and a separate mature rear garden with shrubs, bushes and fruit trees. Front lawned garden with floral borders. The property is only a short walk away from shops, supermarkets, local schools and University of Cumbria and would make an ideal first time buy or equally suitable as a buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY (16'7 x 3'7) Radiator, dado rail, coving to ceiling, staircase to the first floor and doors to lounge and dining room.



ENTRANCE HALLWAY

LOUNGE (13' x 12'10) Fireplace, radiator, coving to ceiling and UPVC double glazed window to the front with wooden shutters.



LOUNGE

DINING ROOM (13'6 x 12'6) Fireplace, picture rail, UPVC double glazed window to the rear, radiator and built in storage cupboards and drawers.

3/ 11 LONDON ROAD TERRACE, CARLISLE



DINING ROOM

KITCHEN (10' x 8'6) Fitted kitchen incorporating a sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, plumbing for washing machine and four burner gas hob with overhead extractor. Radiator, tile effect vinyl flooring, understairs shelved storage cupboard and door to the rear yard.



KITCHEN

FIRST FLOOR LANDING Doors to bedrooms and family bathroom. Built in shelved storage cupboard with light.

FAMILY BATHROOM (10'7 x 8'3) Three piece suite comprising low level WC, wash hand basin and electric shower over panelled bath. UPVC double glazed frosted window to the rear, radiator, tile effect vinyl flooring and built in storage cupboard which houses the Worcester boiler.



FAMILY BATHROOM

4/ 11 LONDON ROAD TERRACE, CARLISLE

BEDROOM 1 (17' x 13') Two UPVC double glazed windows to the front, radiator, coving to ceiling and original characterful fireplace.



BEDROOM 1

BEDROOM 2 (12'10 x 10'7) UPVC double glazed window to the rear, radiator, coving to ceiling and original characterful fireplace.



BEDROOM 2

OUTSIDE Front lawned garden with floral borders. Wall enclosed rear yard laid to block paved sandstone, **outhouse (10'9 x 8'6)** with electric and water supply. Pedestrian access gate to the rear lane which leads to a separate garden with mature shrubs, trees, bushes and floral borders.



REAR YARD

5/ 11 LONDON ROAD TERRACE, CARLISLE

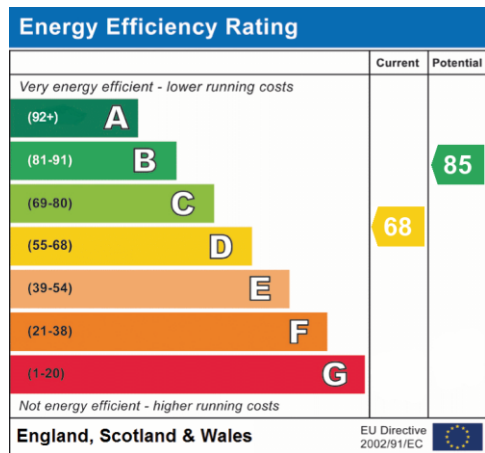


SEPARATE GARDEN AT THE REAR

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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