

# Cumbrian Properties

14 Bowman Street, Carlisle



**Price Region £99,950**

**EPC-D**

End-terraced property | 20' dining kitchen  
1 reception room | 2 bedrooms | 1 bathroom  
Enclosed rear yard | City centre location

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 14 BOWMAN STREET, CARLISLE

Situated on a quiet, one-way street this two double bedroom, end-terraced property has been newly decorated and carpeted throughout and is double glazed with a recently fitted combi boiler. The accommodation briefly comprises lounge, spacious dining kitchen with access to the rear yard, inner hall and fully tiled ground floor bathroom. To the first floor there are two double bedrooms with a fitted storage cupboard to the master. Externally the property has an enclosed rear yard with brick-built storage area and residents permit parking to the front. Bowman Street is situated within easy walking distance of local shops, supermarkets and schools and would make an ideal first time buy or buy to let investment having been successfully rented for several years. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into lounge.**

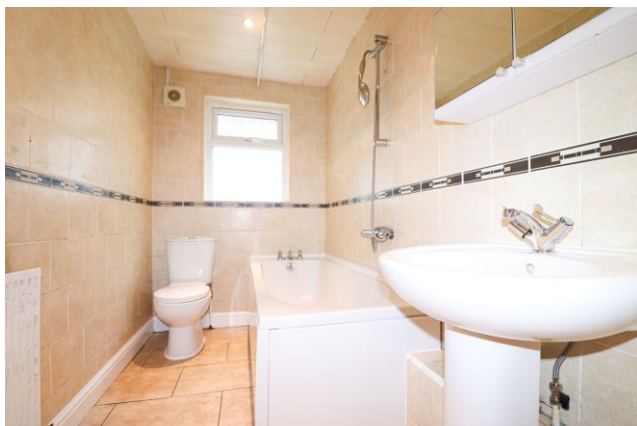
**LOUNGE (14'3 max x 13'3 max)** Coal effect electric fire, built-in cupboard housing the meters, picture rail, double glazed window to the front, radiator and opening to the inner hall.



LOUNGE

**INNER HALL** Staircase to the first floor, opening to the dining kitchen and door to bathroom.

**BATHROOM (8'8 x 5')** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Fully tiled walls and floor, panelled ceiling with spotlights, frosted glazed window and radiator.



BATHROOM

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**DINING KITCHEN (21' max x 10'3 max)** Fitted kitchen incorporating an electric oven with four ring hob and extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, understairs storage cupboard, radiator, wood effect flooring, coving to the panelled ceiling with spotlights, double glazed window and door to the rear yard.

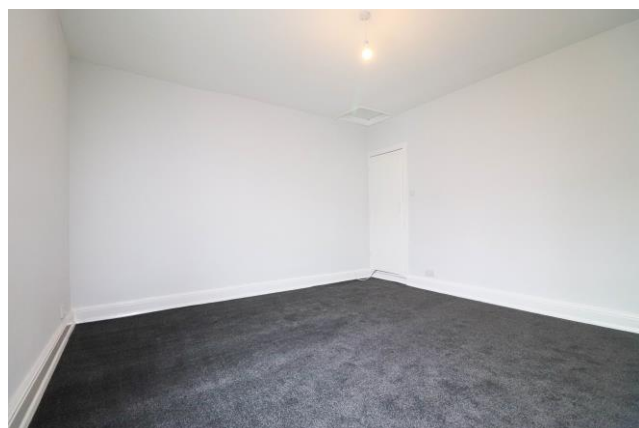


DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (14'4 x 13'4)** Built-in storage cupboard housing the combi boiler, double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (14'3 x 7'4)** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Enclosed rear yard with brick-built storage area. Residents permit parking is available to the front of the property.

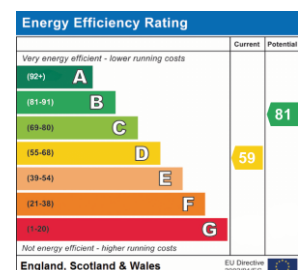


REAR YARD

**TENURE** We are informed the tenure is Freehold.

**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.



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