

# Cumbrian Properties

12 Garden Street, off London Road



**Price Region £100,000**

**EPC-D**

Mid-terraced property | Close to city centre  
2 reception rooms | 2 bedrooms | FF bathroom  
Enclosed rear yard | No onward chain

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2/ 12 GARDEN STREET, OFF LONDON ROAD, CARLISLE

A two bedroom mid terraced property situated just off London Road within close proximity to local amenities including schools, shops and the city centre. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, dining room, fitted kitchen and two first floor bedrooms and family bathroom. Enclosed rear yard with a lean-to shed and gated access to a rear lane. Sold with the benefit of no onward chain

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Wood effect vinyl flooring, coving to the ceiling, staircase to the first floor, doors to lounge and dining room.



ENTRANCE HALL

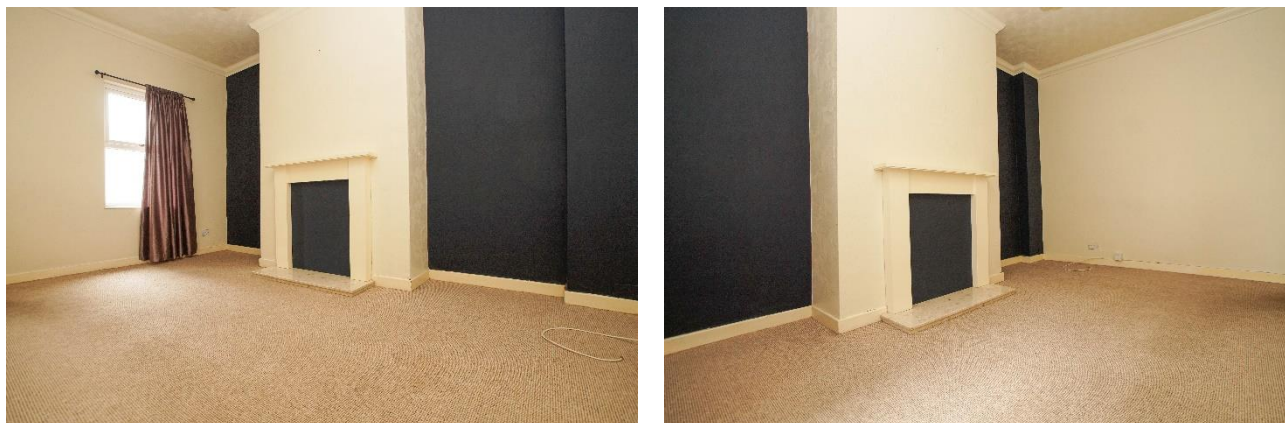
**LOUNGE (15' x 10')** UPVC double glazed window to the front, radiator, coving to the ceiling and built-in shelved storage cupboard.



LOUNGE

**RECEPTION ROOM 2 (15'4 x 10')** UPVC double glazed window to the rear, radiator, coving to ceiling and fireplace. Door to kitchen.

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RECEPTION ROOM 2

**KITCHEN (20'5 x 7'4)** Fitted kitchen incorporating sink unit with drainer and mixer tap, plumbing for washing machine, free standing oven, grill and four burner electric hob with tiled splashback. Wood effect vinyl flooring, houses the Worcester boiler, double glazed window and UPVC door to the rear yard.



KITCHEN

**FIRST FLOOR LANDING** UPVC double glazed window to the rear, loft access, built in storage cupboard and doors to bedrooms.

**BEDROOM 1 (15'3 x 14')** UPVC double glazed windows to the front, radiator and coving to ceiling.



BEDROOM 1

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**BEDROOM 2 (11'9 x 7'5)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BATHROOM (8'3 x 7'4)** Three piece suite comprising WC, wash hand basin and panelled bath with electric shower over. Wood effect vinyl flooring and radiator.



BATHROOM

**OUTSIDE** To the rear of the property is an enclosed yard with a lean-to shelved timber shed with power, and pedestrian access gate to the rear lane.



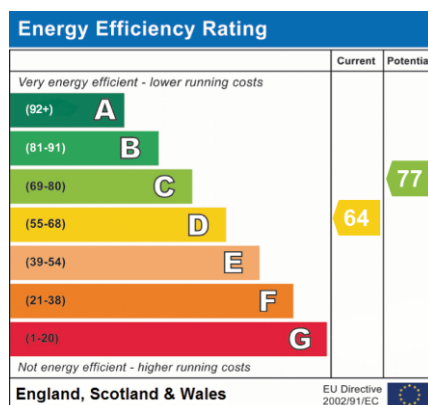
REAR YARD

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**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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\*UK Rightmove, Market Share Information  
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