



30 Howe Street, Carlisle, CA1 2HS

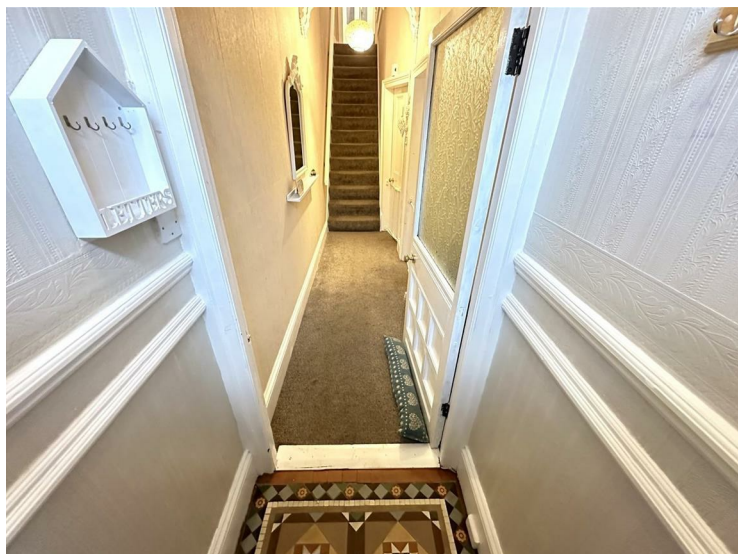
**Offers in the region of
£125,000**

Vicinity Homes are delighted to offer to the market this well presented and spacious three bedroom, two reception room mid terrace house situated in a popular residential area to the South East of the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge, dining room and a breakfast kitchen. To the first floor there are three good sized bedrooms, WC and a family bathroom. The property also benefits from double glazing, central heating and a rear yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

Directions

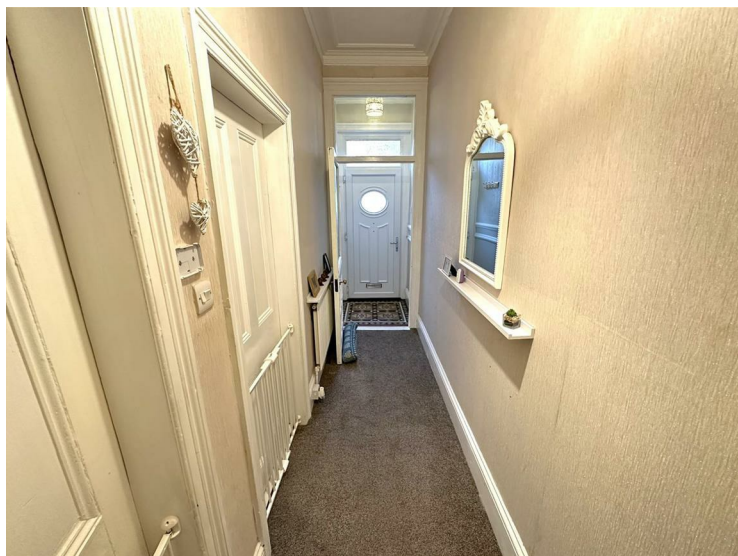
From the City Centre proceed South along Botchergate and turn left onto Gray Street. Turn left onto Howe Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating tiled floor and coving to the ceiling.

Hallway

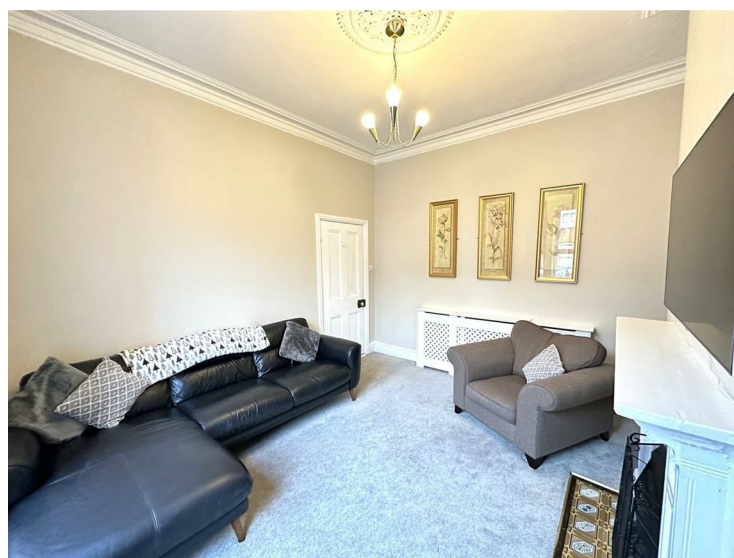


Incorporating a radiator, coving to the ceiling and stairs to the first floor.

Lounge 13'1" x 11'10" (4.007m x 3.627m)



Incorporating two double glazed windows to front, radiator, coving to the ceiling, ceiling rose and a feature fireplace with surround, inset and hearth.



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Dining Room 14'6" x 12'6" (4.438m x 3.831m)



Incorporating a double glazed window to rear, radiator, under stairs storage cupboard and a feature fireplace with surround, inset and hearth.



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Breakfast Kitchen 14'11" x 8'5" (4.563m x 2.566m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and space for a tumble drier. Double glazed window to rear, two double glazed windows to side, door to side, laminate floor, radiator and inset ceiling lights.



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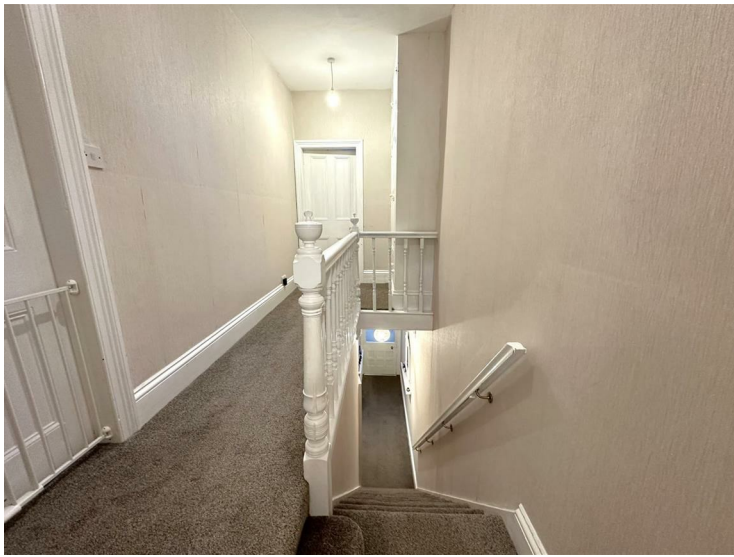


First Floor Landing



Incorporating a built in storage cupboard and skylight.





Bedroom One 16'0" x 13'0" (4.901m x 3.967m)



A double bedroom incorporating two double glazed windows to front and a radiator.



Bedroom Two 14'9" x 9'4" (4.497m x 2.856m)



A double bedroom incorporating a double glazed window to rear and a radiator.

WC 4'5" x 1'10" (1.352m x 0.577m)



Incorporating a wash hand basin, WC, extractor fan, inset ceiling lights and tiled splash areas.

Bedroom Three 8'5" x 8'0" (2.569m x 2.441m)



Incorporating a double glazed window to rear and a radiator.



Bathroom 6'1" x 5'4" (1.879m x 1.648m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and inset ceiling lights.

Outside



To the rear of the property there is a good sized enclosed yard with an outside tap and an up and over door providing access to the rear lane.





Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band F

<https://find-energy-certificate.service.gov.uk/energy-certificate/0527-2807-7376-9894-2895>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In

making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards depending on any business written. Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	