



95 Cavaghan Gardens, Carlisle, CA1 3BF

Offers over £164,900

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end town house situated within the popular Cavaghan Gardens Development which is located 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 is split over three floors and briefly comprises of an entrance hallway, shower room, utility room and a bedroom. On the first floor there is a good sized lounge and a dining kitchen. To the first second floor there are two double bedrooms and two en suites. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and a low maintenance garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

From Carlisle City Centre proceed South along London Road. Turn right onto Carliol Drive and left onto Cavaghan Gardens. Follow the road into the development and turn left at the top. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway

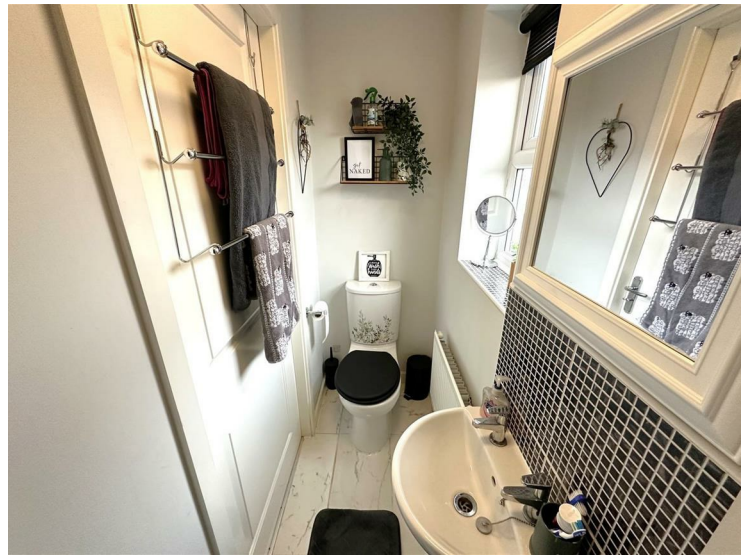


Approached by a door to front, incorporating a radiator, laminate floor, storage cupboard and stairs to the first floor.

Shower Room 9'4" x 2'6" (2.861m x 0.783m)



Incorporating a three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled floor, tiled splash areas and extractor fan.



Utility Room 7'10" x 5'7" (2.403m x 1.713m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer, tiled floor, radiator, door to rear and extractor fan.

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Bedroom One 8'8" x 7'10" (2.653m x 2.407m)

First Floor Landing

Incorporating stairs to the second floor.

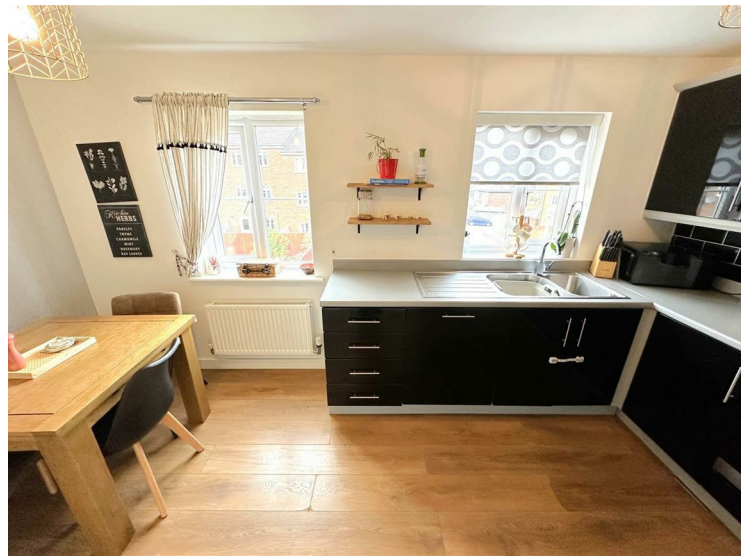


Dining Kitchen 14'6" x 7'10" (4.444m x 2.406m)



Incorporating a double glazed window to rear, radiator and laminate floor.

Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and sink unit with mixer tap. Tiled splash areas, two double glazed windows to rear, radiator and laminate floor.



Lounge 14'7" max x 17'5" max (4.453m max x 5.315m max)



Incorporating two double glazed windows to front, two radiators, double glazed window to side and laminate floor.



Second Floor Landing

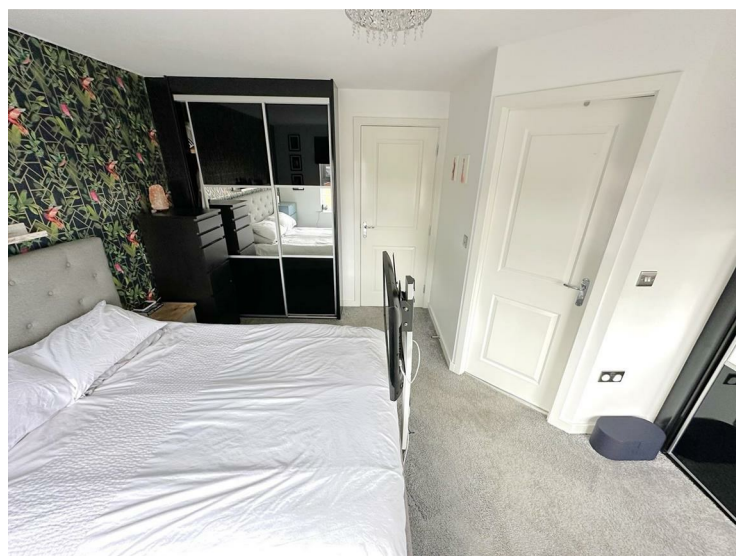
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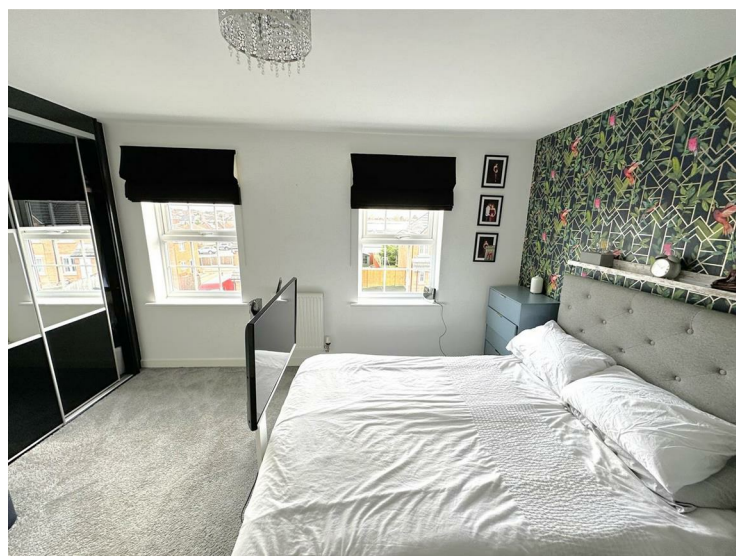
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Bedroom Two 12'8" max x 11'7" max (3.874m max x 3.553m max)



A double bedroom incorporating two double glazed window to front, radiator and fitted wardrobe/storage.

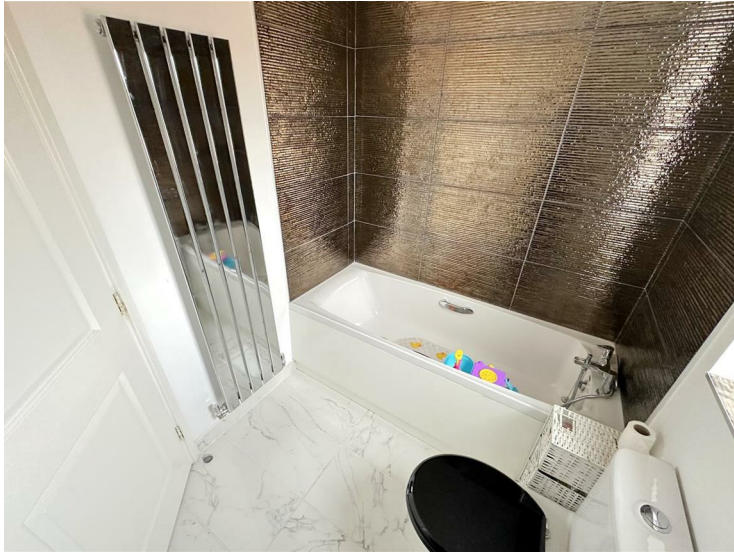


En Suite Bathroom 6'6" x 5'6" (1.995m x 1.678m)



Incorporating a modern three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, modern radiator, extractor fan and tiled floor.

Bedroom Three 14'7" x 8'7" (4.458m x 2.638m)



A double bedroom incorporating two double glazed windows to rear, radiator and loft access. We have been informed the loft is carpeted and has lighting.

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En Suite Shower Room 5'10" x 5'6" (1.802m x 1.696m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Tiled floor, tiled splash areas and a radiator.



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Outside



The property is approached by on site parking for approximately two vehicles leading to the garage. To the rear of the property there is an enclosed garden with artificial grass area, patio seating area, outside tap, hot tub and gated access to the front.



Garage 16'2" max x 7'11" max (4.931m max x 2.414m max)
Incorporating an up and over door, power and lighting.

Floor Plan



Vicinity Homes' Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan,
the floor plan is not to scale and should be used for illustrative purposes only.



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EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2616-4280-2727-0915>

Council Tax

The property is in Council Tax Band C.

Tenure

The property is Leasehold. There were 155 years on the lease when the property was built in 2007. The ground rent is £250.00 per year, this is reviewed every 25 years. There is no service charge to pay.

Viewings

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

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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

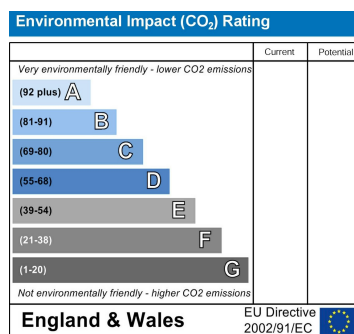
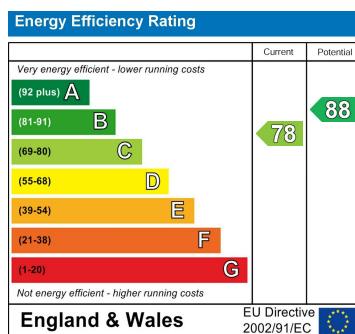
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

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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.



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