



121 London Road, Carlisle, CA1 2LS

**Offers in the region of
£80,000**

Vicinity Homes are pleased to offer to the market this two double bedroom mid terrace house situated within a popular residential area close to 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 hallway, lounge, dining kitchen, rear hall and a ground floor bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard. The property does require some upgrading and is offered to the market with no onward chain. This is a perfect purchase for buy to let investors or a first time buyer.

Directions

Proceed South along Botchergate and onto London Road. 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 laminate floor, coving to the ceiling and stairs to the first floor.

Lounge 12'11" x 10'2" min (3.944m x 3.121m min)



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



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Dining Kitchen 12'11" x 11'9" (3.945m x 3.603m)



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, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, radiator, laminate floor and under stairs storage cupboard.



Rear Hall

Incorporating a door to side.

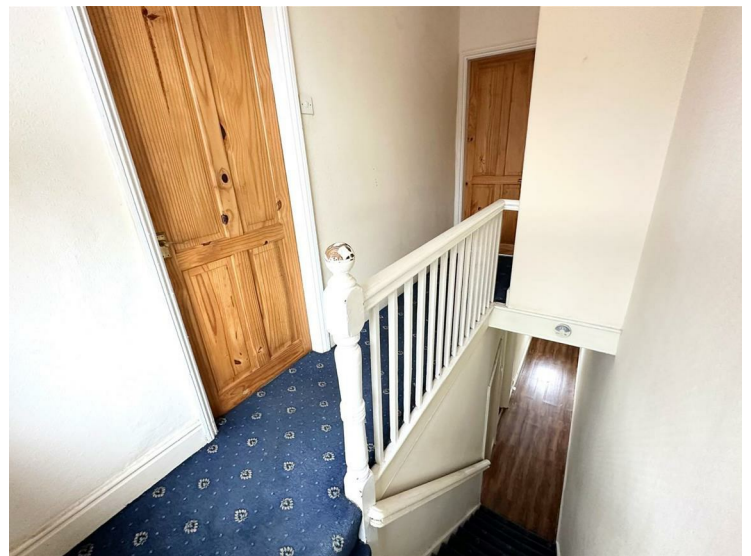
Bathroom 8'3" x 6'3" (2.527m x 1.919m)



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 extractor fan.



First Floor Landing



Incorporating a double glazed window to rear, built in storage cupboard and loft access.



Bedroom One 12'11" x 15'3" (3.959m x 4.670m)



A double bedroom incorporating two double glazed windows to front, radiator and coving to the ceiling.



Bedroom Two 12'11" x 9'6" (3.944m x 2.908m)



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



Outside



The property is approached by a shillied front forecourt. To the rear of the property there is an enclosed yard with gated 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 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2180-8226-8190-2003-7121>

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. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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.

