



25 Little Corby Road, Little Corby, Carlisle, CA4 8QN

**Offers in the region of
£280,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, three bedroom detached bungalow situated on a generous sized plot in Corby Hill. The property is close to a range of local amenities including shops, petrol station, popular Primary School and a regular bus route. The accommodation briefly comprises of an entrance hallway, lounge, dining room, kitchen, sun room, three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, detached garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property does require some modernisation which is reflected in the asking price and has lots of potential! The property is offered to the market with no onward chain.

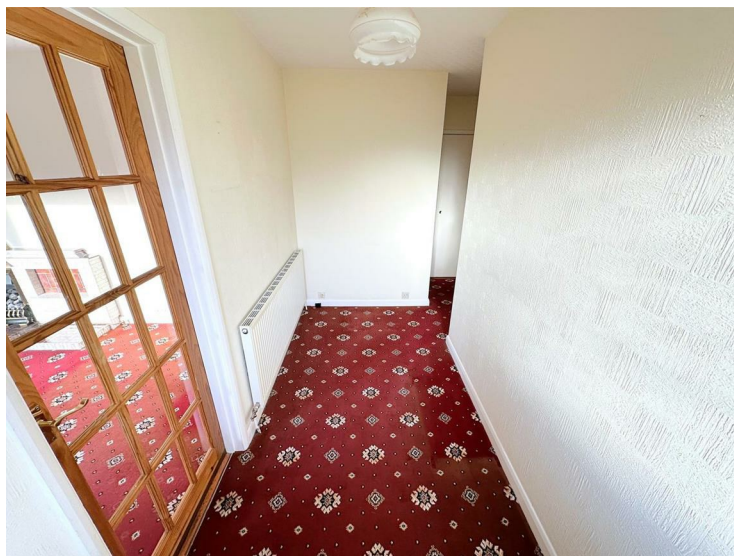
Directions

Travel East along the A69 towards Warwick Bridge. Turn left on the right hand bend onto Little Corby Road towards Corby Hill. 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 and built in storage cupboard.



Kitchen 12'11" x 9'8" (3.948m x 2.949m)



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 and built in storage cupboard housing the boiler.

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Sun Room 7'11" x 8'0" (2.419m x 2.439m)



Incorporating a door to side and windows to side and rear.

Lounge 16'10" x 11'10" (5.139m x 3.613m)



Incorporating a double glazed window to front, radiator and a feature fireplace.



Dining Room 9'9" x 8'4" (2.988m x 2.554m)



Incorporating a double glazed window to rear and a radiator.



Bedroom One 13'2" x 10'5" (4.023m x 3.189m)



A double bedroom incorporating a double glazed window to front, radiator and loft access.



Bedroom Two 12'6" x 10'4" (3.812m x 3.169m)



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



Bedroom Three 10'0" max x 8'4" max (3.062m max x 2.561m max)



Incorporating a double glazed window to front and a radiator.

Bathroom 6'11" x 5'5" (2.133m x 1.653m)



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



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Outside



The property is approached by on site parking leading to the detached garage. There is also a lawned front garden. To the rear of the property there is a good sized enclosed garden with patio seating areas, outside tap, gated access to the front and an extensive lawn area.



Single Garage 16'10" x 9'0" (5.144m x 2.759m)

Incorporating an up and over door, window to rear, power and lighting.

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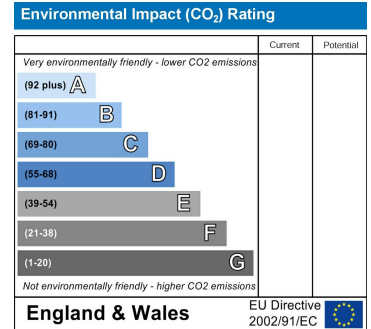
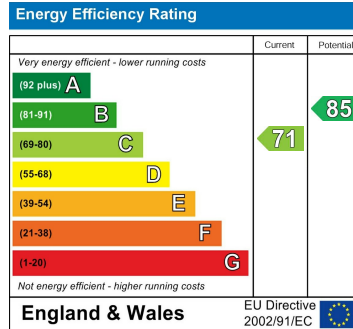
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Floor Plan



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.



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2757-3943-9200-2004-4200>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

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.

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