



15 Clementina Terrace, Carlisle, CA2 4EN

Offers over £80,000

Vicinity Homes are delighted to offer to the market this three bedroom mid terrace house situated within a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre. The accommodation briefly comprises of an entrance vestibule, hallway, dining lounge, kitchen, rear hall and bathroom. To the first floor there are three bedrooms. The property also benefits from double glazing, central heating, front forecourt and a rear yard. The property does require some modernisation which is reflected in the asking price. The property is offered to the market with no onward chain and would be an ideal purchase for first time buyers or investors.

Directions

From Carlisle City Centre proceed South along Botchergate and turn left onto St Nicholas Street. Continue on this road, turn left onto Regent Street and right onto Gloucester Road. Continue straight ahead onto Clementina Terrace, 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.

Hallway



Incorporating a radiator and door way to the stair case.

Dining Lounge 22'6" x 11'4" (6.874m x 3.478m)



Incorporating a double glazed window to rear, two double glazed windows to front, two radiators and a feature fireplace.



Rear Hallway

Incorporating a door to side and built in storage cupboard.

Kitchen 12'10" x 7'8" (3.934m x 2.337m)



Incorporating a range of fitted wall and base units with work surface over, oven point and sink unit with mixer tap. Tiled splash areas, two double glazed windows to side, radiator and under stairs storage cupboard.

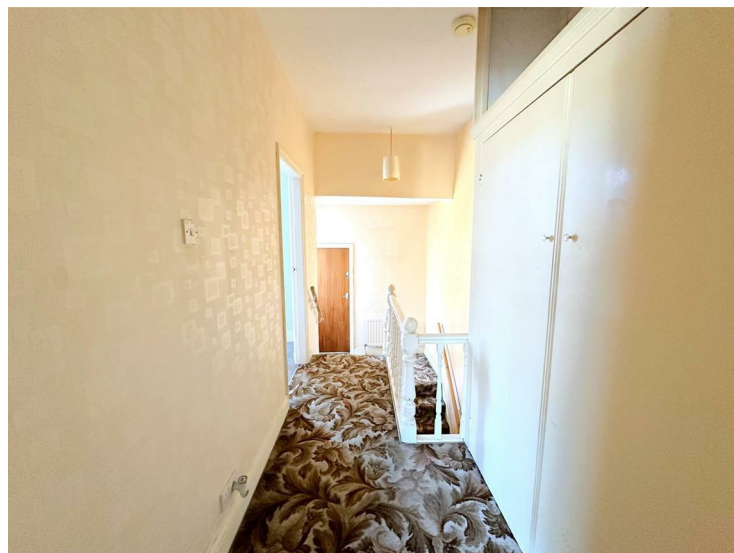
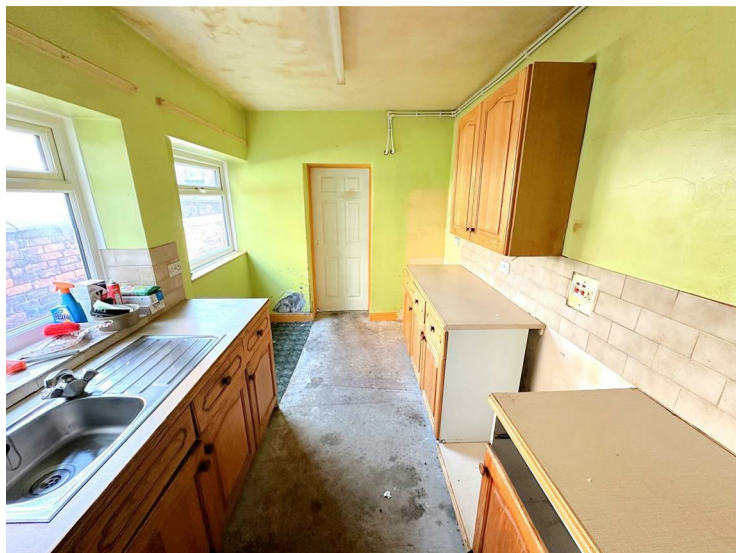
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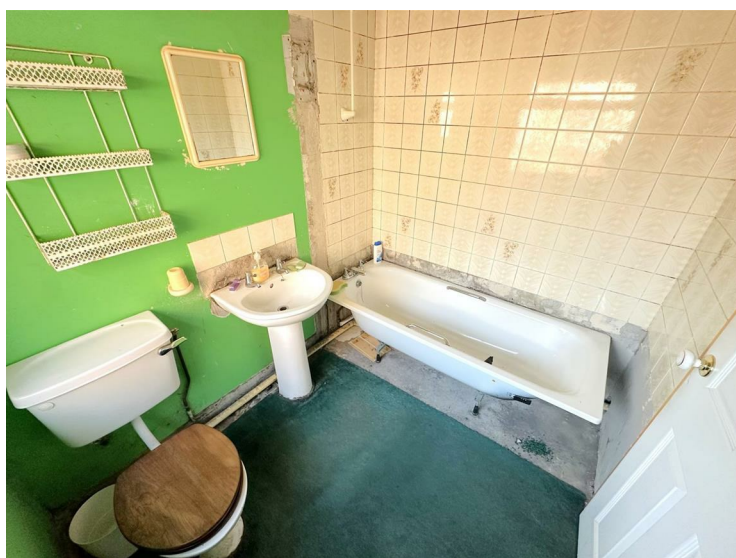
T: 01228 599011

E: sales@vicinityhomes.co.uk

First Floor Landing



Bathroom 7'3" x 6'0" (2.233m x 1.846m)



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

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

Bedroom One 13'10" x 10'2" (4.231m x 3.105m)



A double bedroom incorporating a double glazed window to front, radiator and store area.

Bedroom Two 11'10" x 7'4" min (3.608m x 2.243m min)



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



Bedroom Three 8'7" x 7'8" (2.622m x 2.342m)



Incorporating a double glazed window to rear and a radiator.

Outside



The property is approached by a front forecourt. To the rear of the property there is an enclosed yard with an outside tap and gated access to the rear.



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/9734-0329-8409-0188-4296>

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

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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.

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.

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.

