



38 Cavaghan Gardens, Carlisle, Cumbria, CA1 3BY

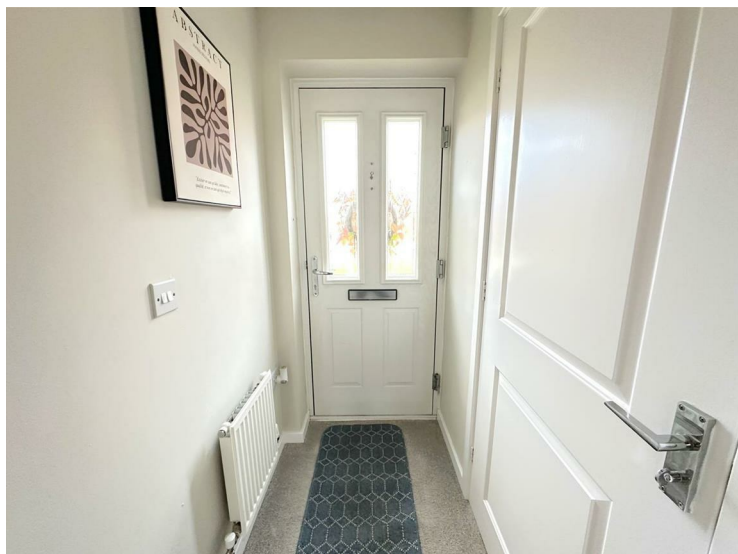
Offers over £140,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end link house situated within a popular modern development to the South East of Carlisle 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, cloakroom/WC, lounge and a dining kitchen with french doors to the rear garden. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking for approximately two vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

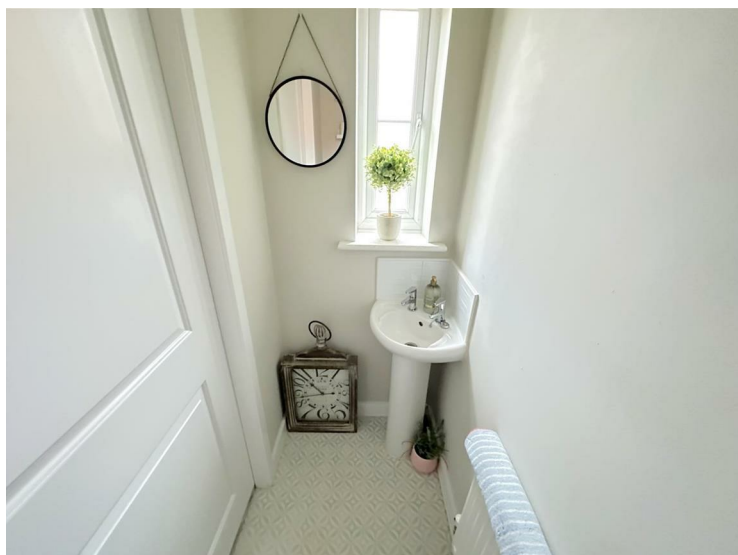
From Carlisle City Centre proceed South along London Road. Turn right at the traffic lights onto Eastern Way and left onto Cavaghan Gardens. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway

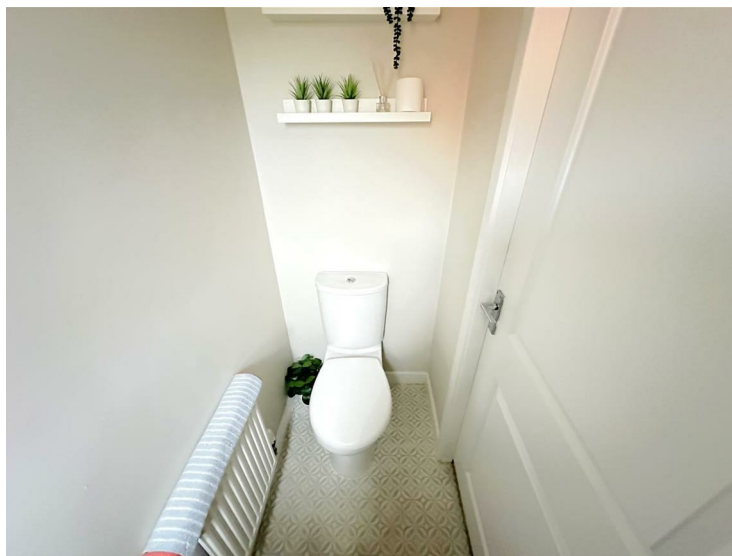


Approached by a door to front, incorporating a radiator.

Cloakroom/WC 5'9" x 2'9" (1.763m x 0.856m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and tiled splash areas.



Lounge 17'7" max x 15'0" max (5.376m max x 4.580m max)



Incorporating a double glazed window to front, two radiators and stairs to the first floor.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Dining Kitchen 15'0" x 9'0" (4.583m x 2.751m)



Incorporating a range of modern fitted wall and base unit with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer and double glazed window to rear. Double glazed french doors to rear, radiator, under stairs storage cupboard and extractor fan.



www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk

First Floor Landing



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

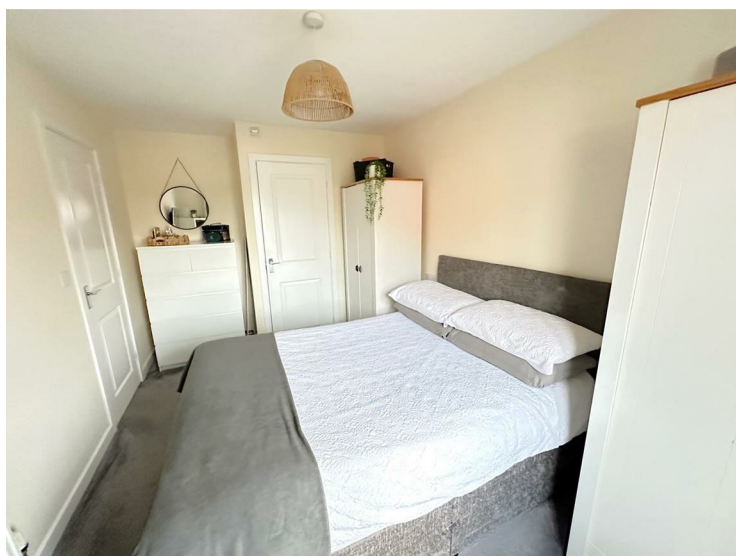
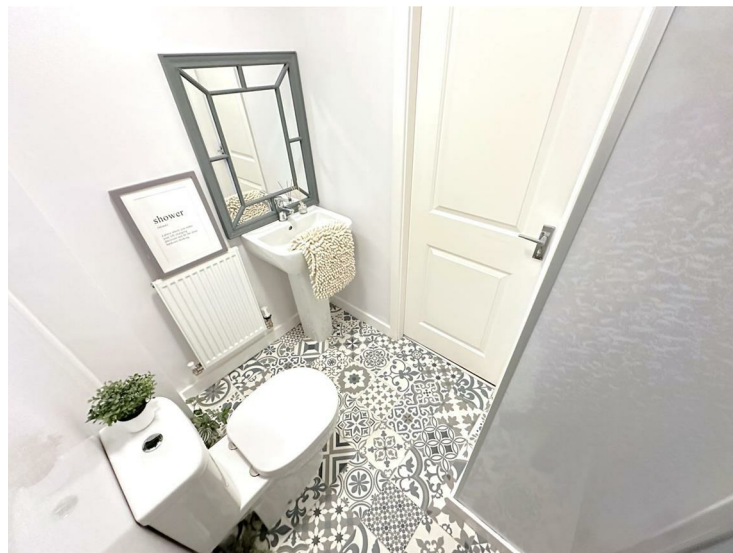
Bedroom One 13'8" max x 8'5" (4.177m max x 2.571m)



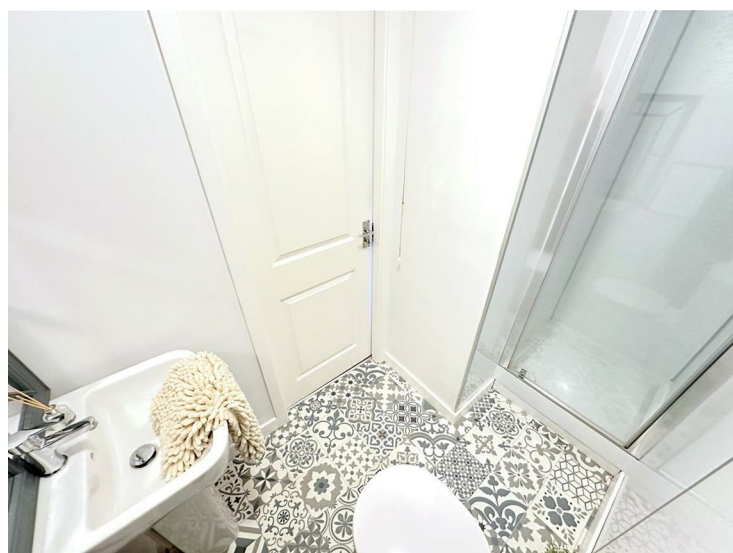
A double bedroom incorporating a double glazed window to front and a radiator.



En Suite Shower Room 8'5" max x 4'4" (2.569m max x 1.346m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, radiator and splash panels.

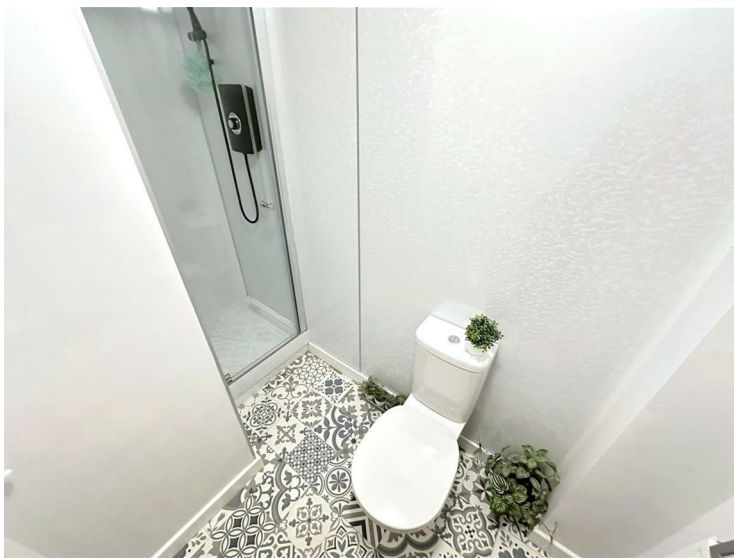


www.vicinityhomes.co.uk

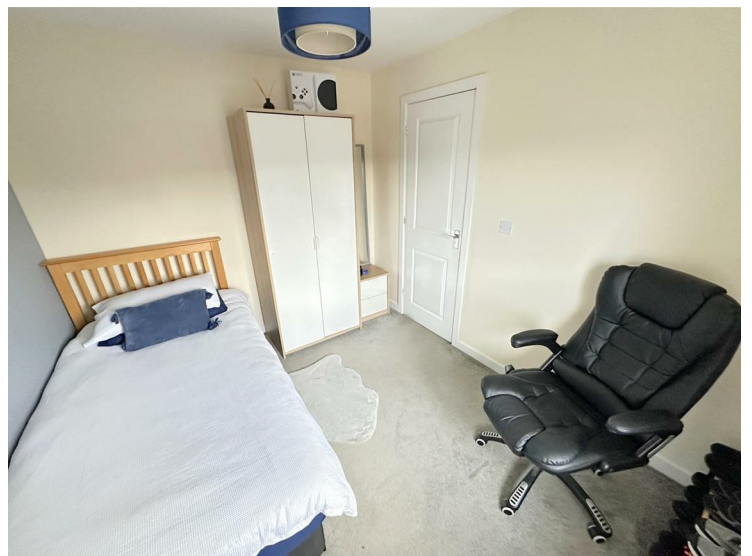
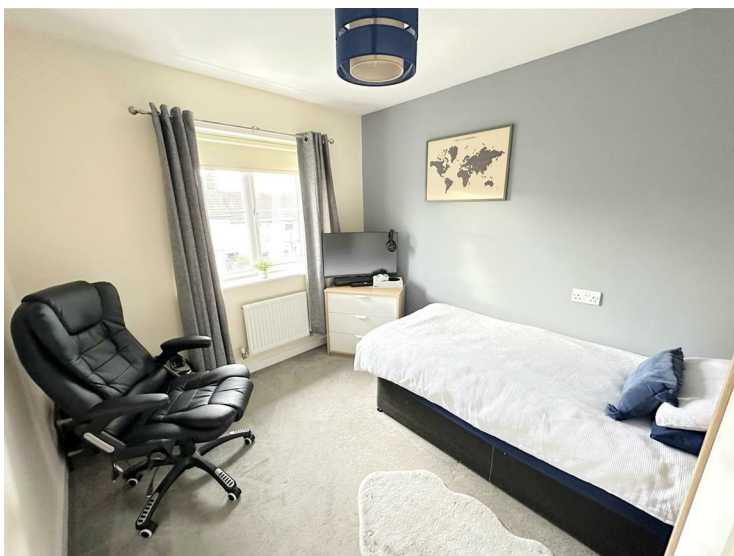
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

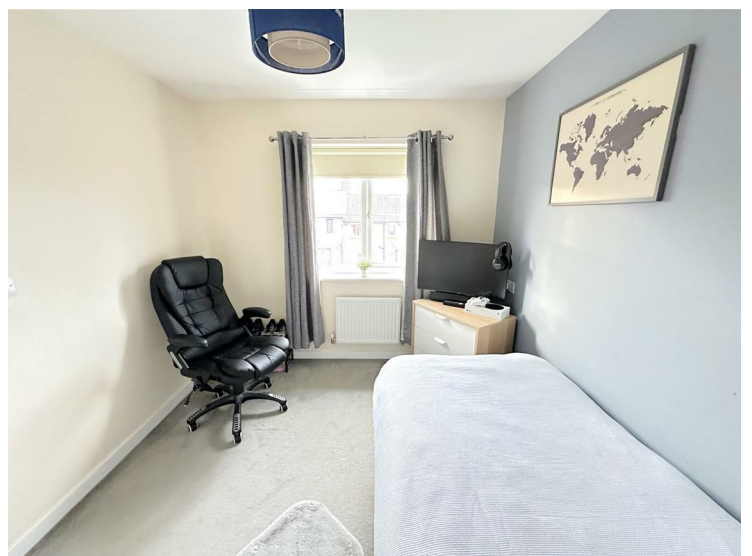
E: sales@vicinityhomes.co.uk



Bedroom Two 10'2" x 8'5" (3.108m x 2.574m)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

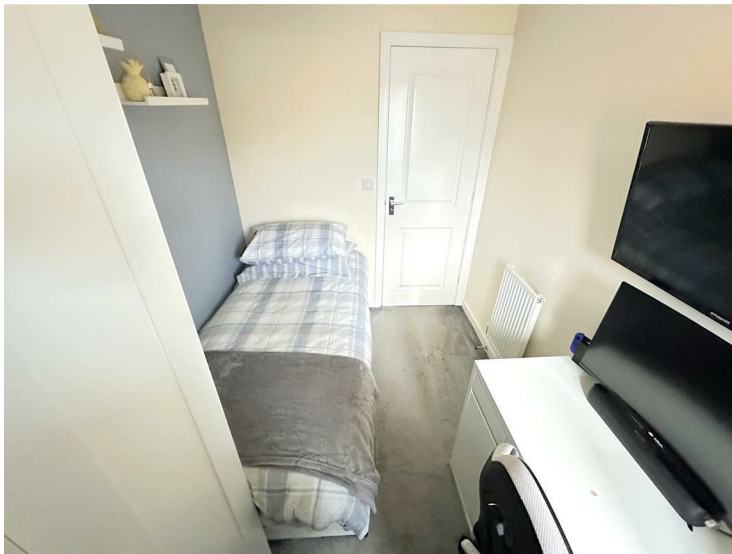
T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 8'9" x 6'3" (2.672m x 1.908m)



Incorporating a double glazed window to front and a radiator.



Bathroom 6'2" x 5'6" (1.905m x 1.691m)



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



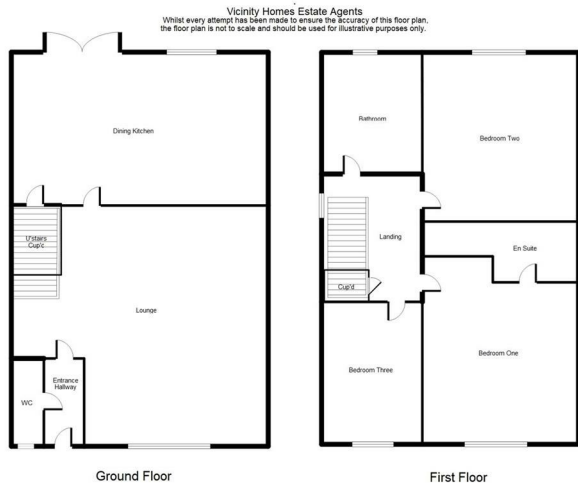


Outside



The property is approached by on site parking for approximately two vehicles. There is also a lawn area and gated access to the rear garden. To the rear of the property there is a landscaped enclosed garden with patio seating area, artificial grass area, shillied areas and an outside tap.

Floor Plan



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

EPC

The EPC has been ordered. More information to follow.

Tenure

The property is leasehold. There were 155 years on the lease which started in 2007. There are approximately 137 years left on the lease. The ground rent is £230.00 per year.

Council Tax

The property is in Council Tax Band B.

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.

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

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk