



28 Cavaghan Gardens, Carlisle, CA1 3BY

Offers over £150,000

Vicinity Homes are delighted to offer to the market this modern three bedroom semi detached house situated within a popular residential area to the South East 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 and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and a modern breakfast kitchen with a range of integrated appliances and double glazed french doors to the rear garden. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

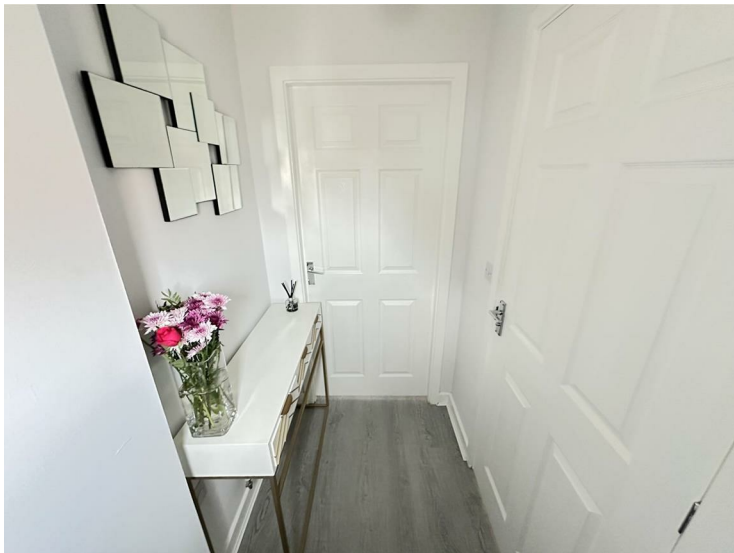
Directions

From Carlisle City Centre proceed South along London Road and turn right at the traffic lights onto Eastern Way and left onto Cavaghan Gardens. The property is 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 and laminate floor.



Cloakroom/WC 5'9" x 2'9" (1.753m x 0.860m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and laminate floor.

Lounge 15'9" x 15'0" max x 12'3" min (4.815m x 4.595m max x 3.744m min)



Incorporating a double glazed window to front, double glazed window to side, two radiators and under stairs storage cupboard.

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Breakfast Kitchen 15'0" x 8'2" (4.583m x 2.502m)



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 microwave, integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine. Double glazed window to rear, double glazed french doors to rear, sink unit with mixer tap, tiled splash areas, extractor fan and laminate floor.



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First Floor Landing



Incorporating a double glazed window to side.

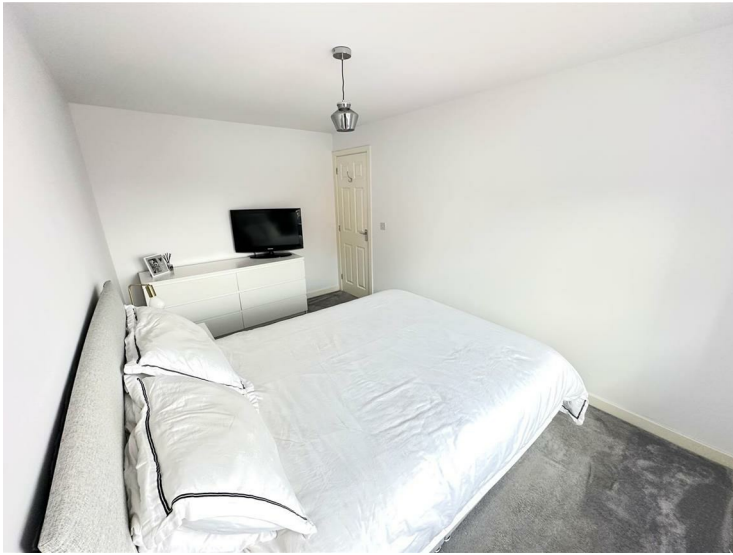
Bedroom One 13'4" x 8'6" (4.077m x 2.612m)



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



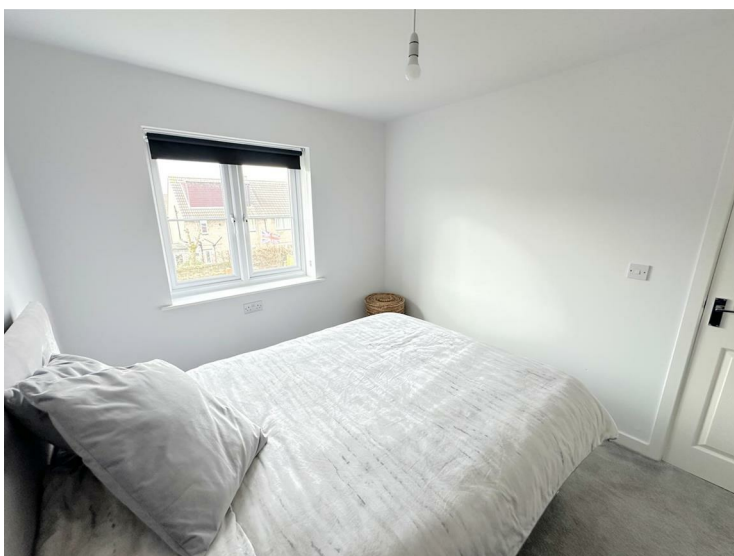
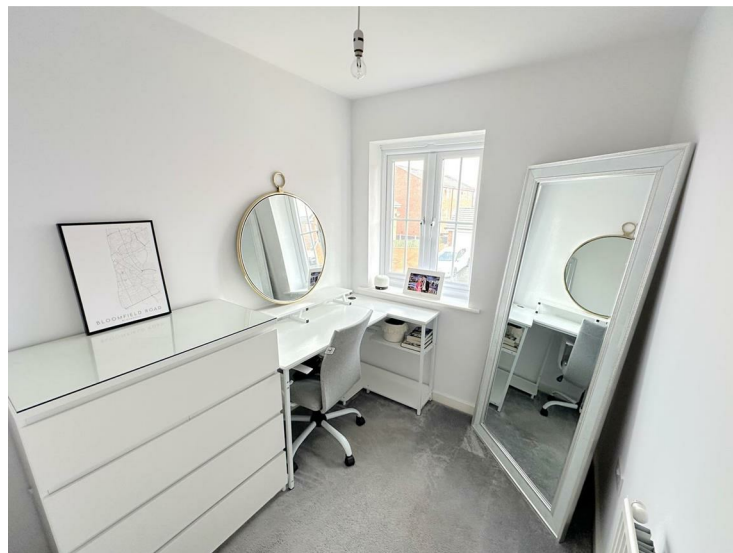
Bedroom Two 10'8" x 8'7" (3.268m x 2.618m)



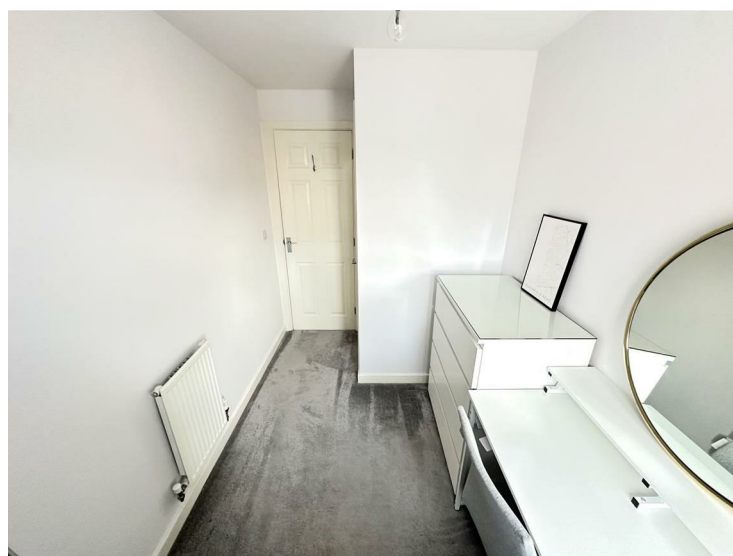
A double bedroom incorporating a double glazed window to rear, radiator and loft access.



Bedroom Three 10'1" max x 7'2" min x 6'2" (3.085m max x 2.194m min x 1.890m)



Incorporating a double glazed window to front, radiator and built in storage cupboard.



Bathroom 6'1" x 5'5" (1.879m x 1.659m)



Incorporating a modern three piece suite comprising of a bath with water fall shower over and shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, splash panels, extractor fan and laminate floor.

Outside



The property is approached by on site parking for two vehicles and a lawn area. To the rear of the property there is an enclosed garden with a timber decked seating area, lawn area, shilled area and gated access to the front.

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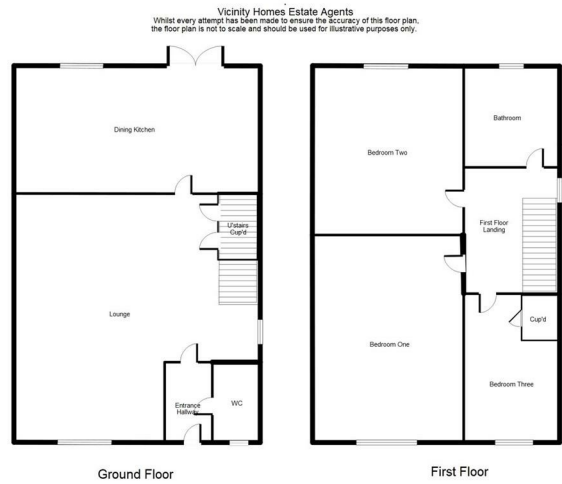
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Floor Plan



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/0380-2025-6240-2227-3605>

Tenure

The property is Leasehold. We have been informed there were 155 years on the lease when the property was new in January 2007. There are approximately 137 years left on the lease. The ground rent is £230 a 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.

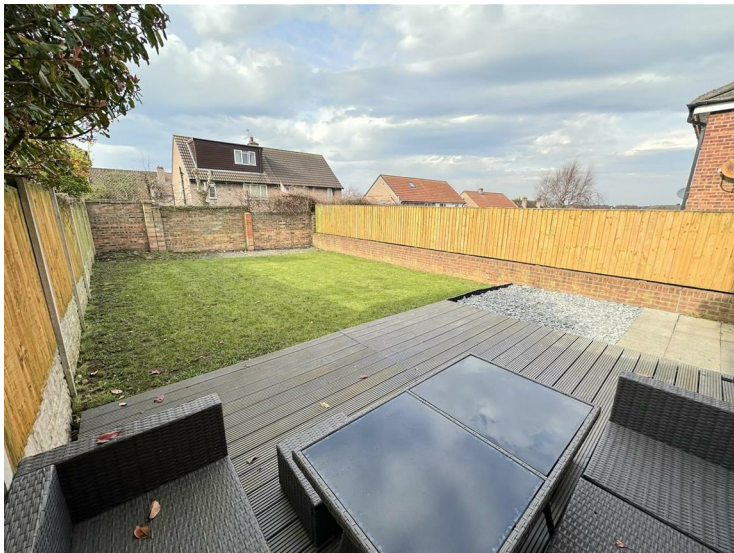
Referral Fees

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.



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Free, No Obligation Valuation

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