



32 Gloucester Road, Carlisle, CA2 4EW

Offers over £110,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, three double bedroom, mid terrace house situated on a side street within a popular residential area to the South 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. The accommodation briefly comprises of a lounge, sitting room, kitchen and dining room with french doors. To the first floor there are three double bedrooms and a four piece bathroom. The property also benefits from double glazing, central heating and a rear enclosed yard with out building. An ideal purchase for a first time buyer or an investor. The property is offered to the market with no onward chain.

Directions

Proceed South over St Nicholas Bridge and onto Blackwell Road. Turn left onto Regent Street and right onto Gloucester Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 12'1" max x 12'5" (3.708m max x 3.809m)



Approached a by a door to front, incorporating a double glazed window to front, feature fireplace, laminate floor and coving to the ceiling.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Sitting Room 10'8" x 7'9" (3.269m x 2.370m)



Incorporating a double glazed window to front, radiator, laminate floor and coving to the ceiling.



Kitchen 12'3" x 8'8" (3.740m x 2.645m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, tiled splash areas, plumbing for a washing machine and integrated fridge/freezer. Double glazed window to rear, radiator, tiled floor, coving to the ceiling and under stairs storage cupboard.



Dining Room 14'2" x 7'7" (4.326m x 2.321m)



Incorporating double glazed french doors to rear, radiator, tiled floor and coving to the ceiling.



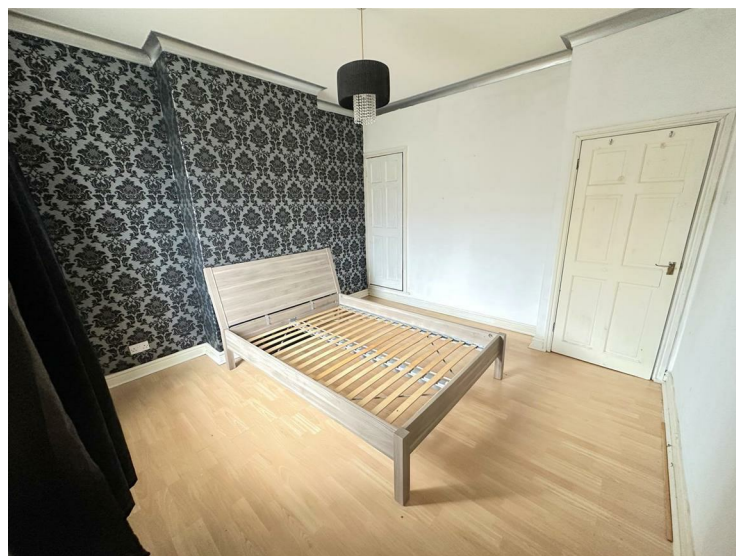
First Floor Landing

Incorporating two loft access points, one has a pull down ladder.

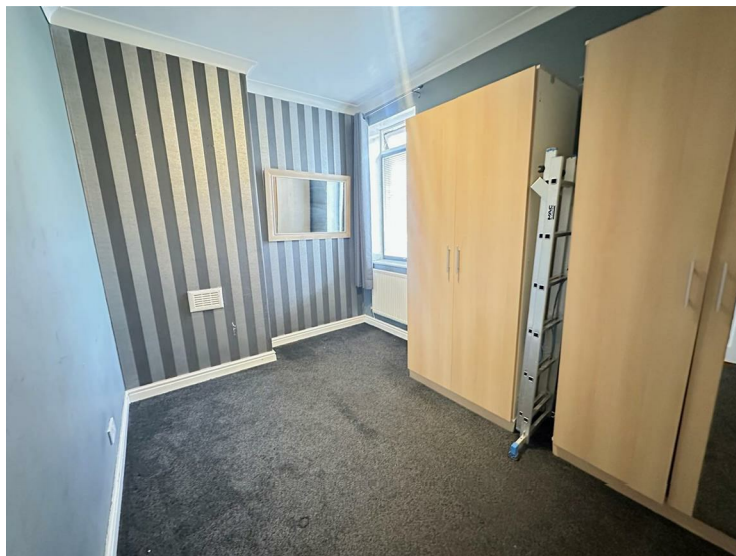
Bedroom One 12'5" x 12'2" (3.798m x 3.731m)



A double bedroom incorporating a double glazed window to front, radiator, laminate floor, built in storage cupboard and coving to the ceiling.



Bedroom Two 12'3" max x 8'9" (3.750m max x 2.670m)



A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.

Bedroom Three 10'11" x 7'8" (3.341m x 2.340m)



A double bedroom incorporating a double glazed window to front, radiator, coving to the ceiling and built in storage cupboard.



Bathroom 11'7" max x 7'7" (3.553m max x 2.317m)



Incorporating a four piece suite comprising of a bath with mixer tap & shower attachment, double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas, splash boards, panelled ceiling, inset ceiling lights and two extractor fans.

Outside



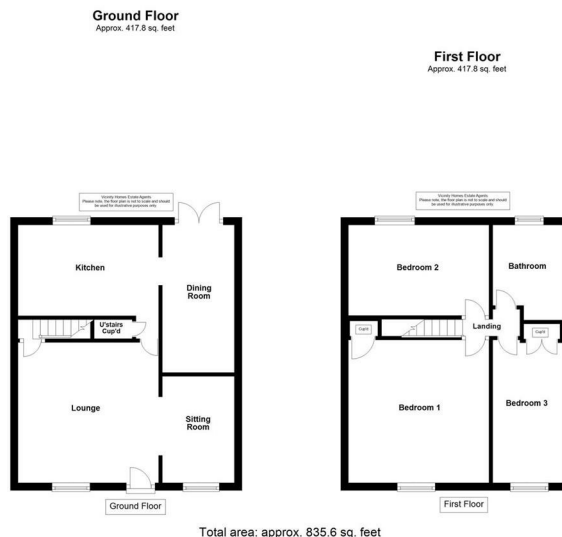
To the rear of the property there is an enclosed yard with a timber decked seating area, out building and gated access to the rear.



Out Building 7'7" x 7'4" (2.329m x 2.237m)

Incorporating power and lighting.

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/8668-7524-5670-7781-6996>

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.

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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.

