



**7 Adelphi Terrace, Carlisle, Cumbria, CA2 4BE**

**Offers over £100,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom mid terrace 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 routes, popular Primary & Secondary Schools and has great access to the City Centre. The accommodation had been modernised by the current vendor and briefly comprises of a lounge with stove, modern breakfast kitchen, rear hall and a modern bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating heating, front forecourt and a good sized rear garden! Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor.

### Directions

Proceed South along Currock Road and turn right onto Adelphi Terrace. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Lounge 14'1" min x 13'11" (4.311m min x 4.250m)



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



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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**Breakfast Kitchen 14'0" max x 10'11" max x 7'5" min**  
**(4.282m max x 3.339m max x 2.261m min)**



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



**Rear Hallway**

Incorporating tiled floor, loft access and a door to side.



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**Bathroom 11'5" x 3'4" (3.485m x 1.020m)**



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, modern radiator, tiled floor and extractor fan.



**Bedroom One 13'11" x 14'1" max (4.256m x 4.309m max)**



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



## **First Floor**

**Bedroom Two 12'10" x 7'8" (3.916m x 2.338m)**



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



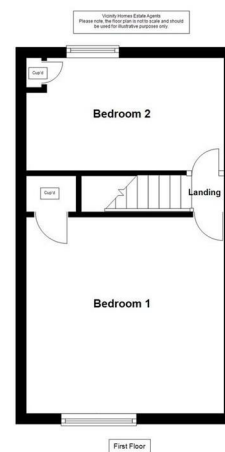
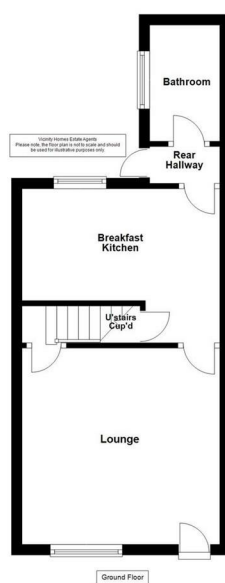


## Outside



The property is approached by a front forecourt. To the rear of the property there is a good sized rear garden with patio seating areas, artificial grassed area, outside tap and gated access to rear.

## Floor Plan



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

## EPC Band TBC

The previous EPC has now expired. A new EPC has been ordered. More information to follow.

## 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](mailto: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](mailto: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](mailto: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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
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