



54 Jubilee Road, Carlisle, CA2 4DD

Offers over £130,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated on a good sized corner plot in 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 good access to the City Centre, M6 Motorway and the new Southern City Bypass. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen and cloakroom/WC. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers, buy to let investors or a family. The property has no onward chain.

Directions

Proceed South along Currock Road. Continue straight ahead at the round about onto Blackwell Road. Turn right onto Jubilee Road. 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 and stairs to the first floor.

Lounge 13'1" x 11'11" (3.992m x 3.649m)



Incorporating a double glazed window to front, radiator, under stairs storage cupboard and stairs to the first floor.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

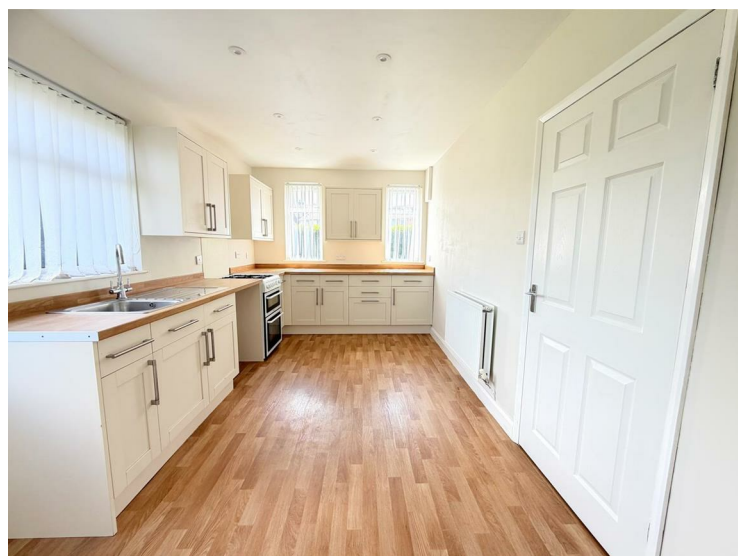
T: 01228 599011

E: sales@vicinityhomes.co.uk

Dining Kitchen 14'10" x 8'10" (4.529m x 2.696m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Plumbing for a washing machine, double glazed window to rear, two double glazed windows to side, radiator, inset ceiling lights and space for a fridge/freezer.



Cloakroom/WC 4'2" x 2'7" (1.294m x 0.805m)



Incorporating a double glazed obscured window to rear and WC.

Bedroom One 11'11" x 8'5" (3.655m x 2.569m)



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

Landing



Incorporating loft access.



Bedroom Two 12'9" x 8'11" (3.900m x 2.725m)



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



Bedroom Three 9'2" x 8'7" (2.807m x 2.639m)



Incorporating a double glazed window to front and a radiator.



Outside



Bathroom 8'10" x 4'10" (2.703m x 1.491m)



The property is situated on a corner plot and is approached by double gated access to a shillied area and lawn area leading to the rear of the house which has a further lawn area, outside tap and an out building.



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiling to all walls and extractor fan.



Out Building 5'6" x 6'11" (1.684m x 2.126m)

Incorporating a double glazed window to rear, power and lighting.

Floor Plan



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

EPC Band TBC

The EPC has been ordered. More details to follow.

Council Tax

The property is in Council Tax Band A.

Tenure

The property is Freehold.

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		
EU Directive 2002/91/EC 		
England & Wales		

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		
EU Directive 2002/91/EC 		
England & Wales		