Vicinity Homes

ESTATE AGENTS & VALUERS

VH

**25 Tramside Way, Carlisle, CA1 2FH**

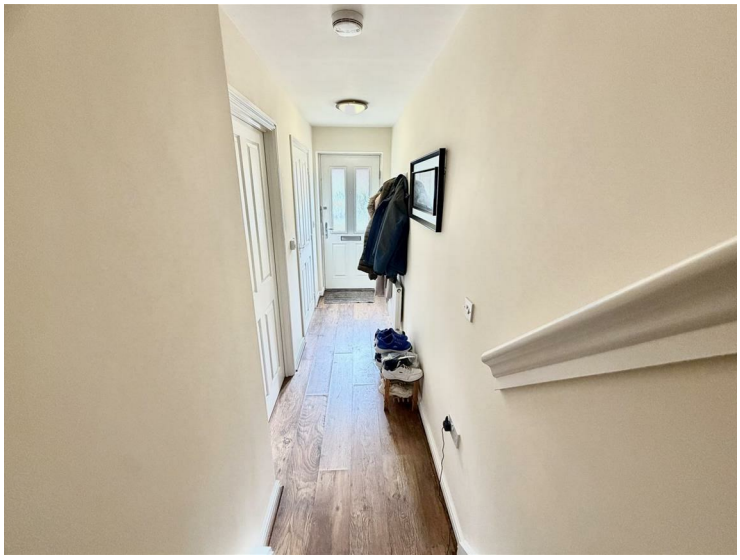
**Offers in the region of £37,500**

Vicinity Homes are delighted to offer to the market a 25% share of this 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 routes, popular Primary & Secondary Schools and has excellent access to the City Centre and M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and dining kitchen. To the first floor there are three bedrooms, en suite shower room and a bathroom. The property also benefits from double glazing, central heating, allocated parking space and gardens to front and rear. Viewing is highly recommended to appreciate the accommodation on offer. The perfect purchase for a first time buyer or a family. The property is offered to the market with no onward chain.

## Directions

Proceed South along Botchergate. Turn left at the traffic lights onto Brook Street. Right onto Sybil Street and first right. Proceed straight ahead onto Lindisfarne Street. Turn left onto Tramside way which leads into the Linton Grove Development. The property is situated on the left hand side and can be identified by our "For Sale" sign.

## Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor and stairs to the first floor.

## Cloakroom/WC 5'11" x 2'10" (1.814m x 0.888m)

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

## Lounge 14'2" x 11'10" (4.322m x 3.610m)

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

## Dining Kitchen 15'2" x 8'8" (4.629m x 2.653m)

Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, double glazed window to rear, double glazed french doors to rear, radiator, laminate floor, space for a fridge/freezer and inset ceiling lights.

## Landing

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

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## Bedroom One 10'10" x 8'4" (3.316m x 2.552m)

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

## En Suite Shower Room 7'0" x 2'11" (2.147m x 0.894m)

Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Radiator, tiled splash areas, splash boards and extractor fan.

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## Bedroom Two 8'9" x 8'9" (2.684m x 2.669m)

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

## View From Bedroom Two

There are views over the garden and allotments from Bedroom Two.

## Bedroom Three 7'1" x 6'6" (2.183m x 2.002m)

Incorporating a double glazed window to front and a radiator.

## Bathroom 6'1" x 5'6" (1.876m x 1.699m)

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 a front garden with shillied area. To the rear of the property there is an enclosed garden with patio seating area, shillied are 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 C

https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2578-6630-2696-8401

## Council Tax

The property is in Council Tax Band B.

## Tenure

We have been informed the property is Leasehold. There were 125 years on the lease from June 2010. There are approximately 109 years left on the lease. The rent payable per month is £358.99 and the service charge is £52.92 per month.

## 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

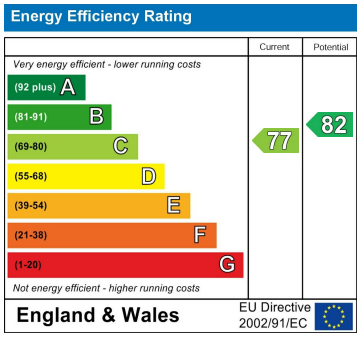
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

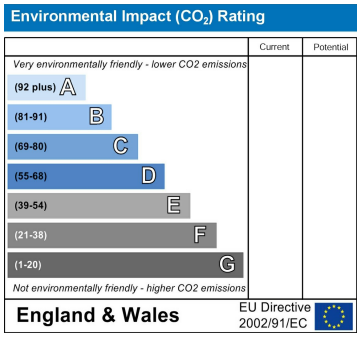
## Mailing List

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.

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