



45 Bedford Road, Carlisle, CA2 5QD

Offers over £190,000

Vicinity Homes are delighted to offer to the market this modernised, three bedroom, detached bungalow situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools, The Cumberland Infirmary and has excellent access to the City Centre and the City Bypass providing transport links to the M6 Motorway. The accommodation had been modernised by the current vendor and briefly comprises of an entrance vestibule, hallway, open plan lounge & new breakfast kitchen, three double bedrooms and a new four piece bathroom. The property also benefits from double glazing, central heating, garage and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

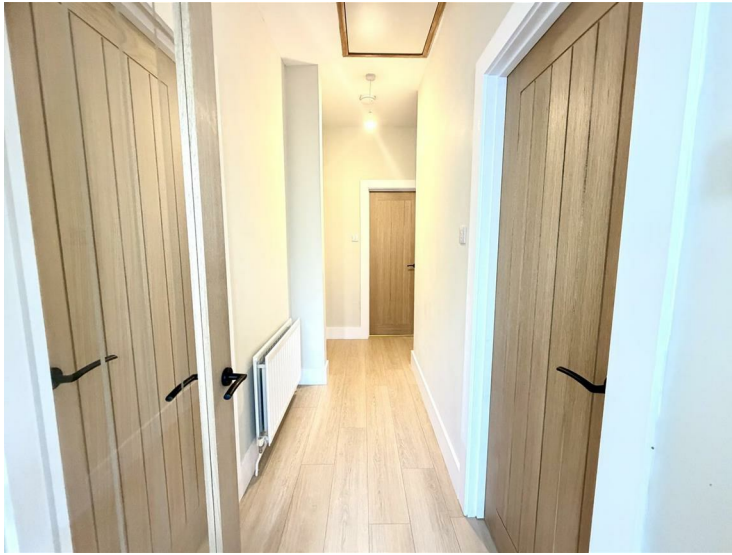
Directions

Proceed West along Castle Way. Turn left at the traffic lights onto Shaddongate and straight ahead onto Dalston Road. Turn right onto Bedford Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating laminate floor.

Hallway



Incorporating a radiator, laminate floor and loft access with a pull down ladder.

Open Plan Breakfast Kitchen & Lounge

Kitchen Area 16'9" x 7'4" (5.129m x 2.255m)



Incorporating a range of newly fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, radiator, laminate floor and door to side.



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Lounge Area 12'11" x 13'1" (3.961m x 3.990m)



Incorporating a double glazed window to side, radiator, feature fireplace, exposed feature beams, built in storage cupboard and laminate floor.



Bedroom One 12'9" x 12'5" (3.909m x 3.792m)



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



Bedroom Two 12'9" x 12'6" (3.909m x 3.815m)



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

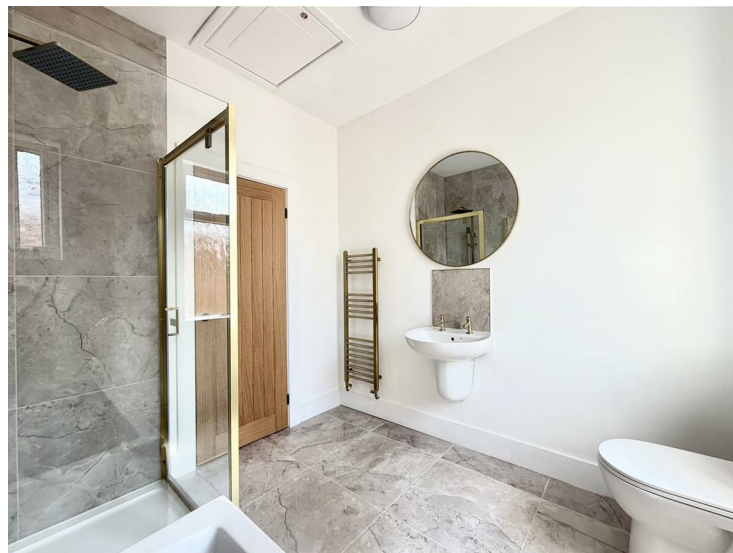
Bedroom Three 13'1" x 8'5" (4.001m x 2.568m)



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

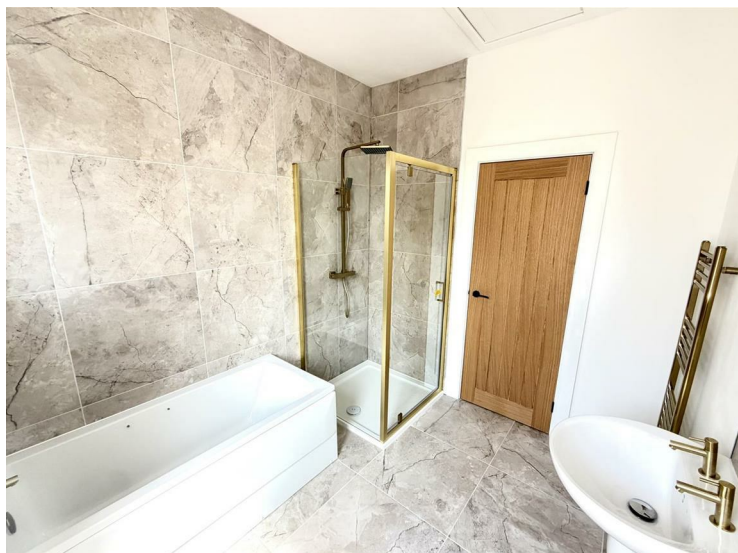


Bathroom 8'8" x 7'8" (2.652m x 2.339m)



Incorporating a new four piece suite comprising of a shower cubicle with waterfall shower & shower attachment, bath with mixer tap, wash hand basin and WC. Two double glazed obscured windows to rear, heated towel rail, tiled splash areas and tiled floor.

Outside



To the front of the property there is an enclosed garden with lawn area, flower & shrub beds and gated access to the side & rear garden. To the rear of the property there is an enclosed garden with patio seating area, outside tap, greenhouse, garden shed and access into the garage.

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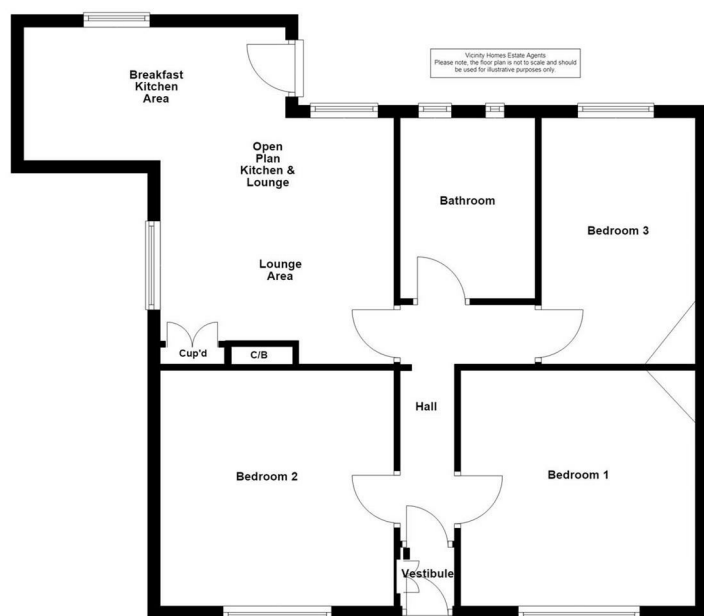




Garage 17'6 x 8'3 (5.33m x 2.51m)

Incorporating an up and over door, power, lighting, window, tap and door to the rear garden.

Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/3610-1015-7102-0294-1502>

Tenure

The property is Freehold.

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.

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		
England & Wales	EU Directive 2002/91/EC	80

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		
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Not environmentally friendly - higher CO ₂ emissions		
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