



Gloucester Road, Carlisle

- NO ONWARD CHAIN
- Potential yield of 7% (North West average)
- Rear yard
- EPC Rating D
- Close to Carlisle city centre and train station/ University campus
- 2 Double Bedrooms
- Council tax band A

Guide Price £77,500

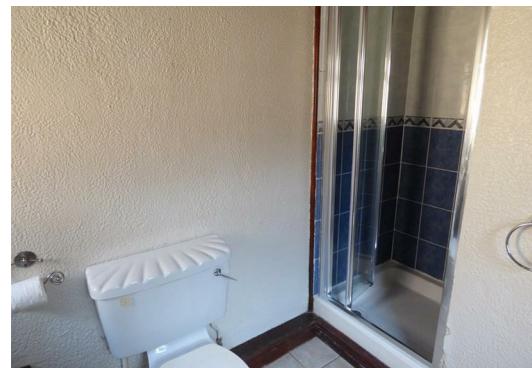
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Gloucester Road, Carlisle

DESCRIPTION

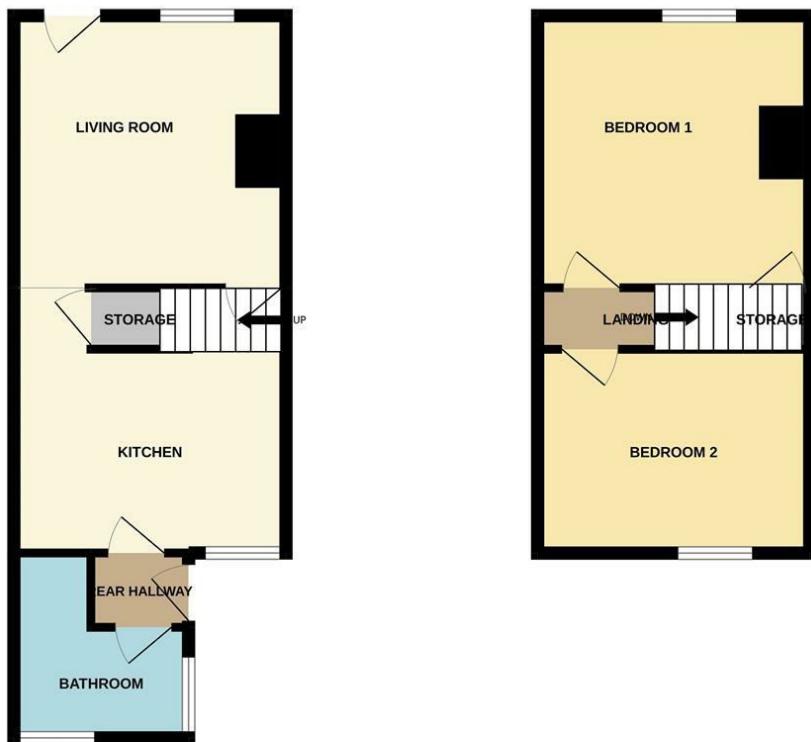
NO ONWARD CHAIN- With potential of a 7% yield (North West average) this 2 bedrooomed terrace would make a great investment property or permanent residence. Located close to the city centre and local shops and amenities and located minutes way from a bus stop with multiple routes. Internally is a reception room, kitchen, rear hallway and 4 piece bathroom to the ground floor with 2 double bedrooms on the first floor. Externally is a rear yard with gated rear access.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01228 584249 Email:
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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