



**10 Jubilee Road, Carlisle, Cumbria, CA2 4DF**

**Offers over £125,000**

Vicinity Homes are delighted to offer to the market this well presented, three bedroom semi detached house 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 good access to the M6 Motorway and the City Centre. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, rear hall and cloakroom/WC. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, outside storage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

### Directions

Proceed South along Currock 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, laminate floor and stairs to the first floor.

### Lounge 13'2" x 11'10" (4.037m x 3.626m)



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



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Dining Kitchen 17'10" x 8'10" (5.436m x 2.709m)**



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap and plumbing for a washing machine. Double glazed window to side, double glazed window to rear, radiator, tiled floor and inset ceiling lights.



### Rear Hallway

Incorporating a door to side and tiled floor.

### Cloakroom/WC 5'0" x 2'8" (1.526m x 0.830m)



Incorporating a WC, radiator, tiled floor and obscured window to rear.

### First Floor Landing



Incorporating loft access.



### Bedroom One 13'1" max x 8'10" (3.993m max x 2.709m)



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

**Bedroom Two 11'10" x 8'5" (3.632m x 2.579m)**



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



**Bedroom Three 9'1" max x 8'7" max (2.789m max x 2.640m max)**



Incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



**Bathroom 8'10" x 4'5" (2.703m x 1.360m)**



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas, inset ceiling lights and extractor fan.

**Outside**



The property is approached by on site parking for one vehicle, a lawn area with flower & shrub beds and access into the covered storage area which leads to the rear garden. To the rear of the property there is a good sized enclosed garden with lawn area, outside tap and gated access into the outside store.

**Outside Store**

A covered store with gated access to the front garden and the rear garden.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

## 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/0900-0046-0822-2598-3263>

## 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](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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)