



CARLETON PLACE, PENRITH CA11 8LW

GUIDE PRICE £230,000

A semi detached house located in a popular residential location with off street parking, low maintenance gardens and shed. The property briefly comprises entrance hall, lounge/dining room and kitchen/diner. Upstairs has a bathroom/shower room/wc, two double rooms and a box room. EPC rating D.

- Popular Residential Location
- Garden And Parking
- Low Maintenance Garden
- Council Tax Band C

Entrance Hall

Door with double glazing and matching side panels, radiator. Stairs to first floor and understairs cupboard. Multi pane doors to:-

Lounge/Dining Room

w: 24' 7" x l: 10' 11"

7.50m x 3.34m (Maximum measurements) A through room with feature fireplace having coal effect gas fire. Coving to ceiling, picture rail, wall lights, two radiators, double glazed window to front and double glazed sliding doors to rear.

Kitchen/Diner

w: 17' x l: 11' 7"

5.19m x 3.53m (Measurements include the units) Having a range of wall and base units with fridge and freezer concealed behind unit doors. Electric oven, separate gas hob with extractor over. Plumbing for washing machine. Double glazed windows to front and rear and double glazed door to the rear patio. Understairs cupboard with Worcester boiler.

Stairs to the First Floor

Landing with double glazed window to side. Loft access hatch.

Bedroom 1

w: 13' 3" x l: 10' 6"

4.05m x 3.21m (Maximum measurements) Chimney breast, picture rail, radiator and double glazed window to the front.

Bedroom 2

w: 11' 1" x l: 10' 6"

3.39m x 3.21m Radiator and double glazed window to the rear. Cupboard with shelving.

Bedroom 3

w: 6' x l: 7'

2.13m x 1.83m Box room - with double glazed window to front. No radiator in this room.

Bathroom

w: 6' x l: 11' 7"

1.82m x 3.52m Comprising bath, wc and wall mounted sink with shelf. Corner cubicle with mains fed shower. Electric fan heater, radiator and double glazed window to side.

Outside

Gated access to paved area allowing off street parking. Front paved garden with flower and shrub border. Paving extends down the side leading to the rear with patio area and shilied area. Garden shed.

Tenure

We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services

Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Viewings

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

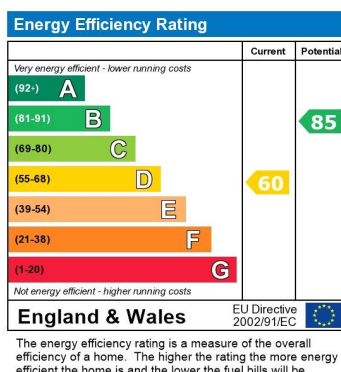
A comprehensive Material Information summary is available upon request.



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GROSS INTERNAL AREA
TOTAL: 91 m²
FLOOR 1: 50 m², FLOOR 2: 41 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.