



**Mid-Terraced House**

**Modern Kitchen / Diner**

**On Main Bus Route**

**One Bedroom**

**Local Amenities Close By**

**Council Tax Band 'A'**



**4 Nicholson Street**  
Carlisle, CA2 4AD

**Monthly Rental Of**  
**£420**

A one bedroomed mid-terraced house situated to the south of the City in the popular suburb of Currock which has the benefits of all local amenities including shops, post office, school, social activities with-in walking distance. There is a main bus route on Blackwell Road. The property benefits from gas central heating and double glazing. Briefly comprising: kitchen / dinner with modern fitted kitchen. To the first floor living room with mezzanine double bedroom above. Fully tiled bathroom with shower enclosure. Front forecourt garden.

**Kitchen/Diner** 14' 11" x 11' 9" (4.55m x 3.58m)

Entrance from front door to kitchen / diner which features coat hooks, laminate flooring and stairs to the first floor. Modern kitchen units with small gas hob, oven and extractor overhead. Fridge & washing machine. Rear door.

**Living Room** 11' 8" x 9' 8" (3.56m x 2.95m)

1st floor with stairs to open plan bedroom on mezzanine.

**Bedroom** 11' 7" x 8' 5" (3.54m x 2.56m)

on mezzanine floor with Velux window. Space for double bed and furniture.

**Bathroom** 4' 11" x 4' 0" (1.51m x 1.23m)

Fully tiled bathroom comprising corner shower enclosure. Sink and toilet. Towel radiator. Bathroom cabinet.

**Outside**

Front forecourt garden with flagstones. Shared rear yard with small outhouse.

**Terms:**

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.



# Energy performance certificate (EPC)

4, Nicholson Street  
CARLISLE  
CA2 4AD

Energy rating

D

Valid until: 21 November 2026

Certificate number: 8056-7529-4909-9842-6926

Property type

Mid-terrace house

Total floor area

42 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60