



27 Sycamore Drive, Longtown, CA6 5NZ

Guide Price £160,000



27 Sycamore Drive, Longtown, CA6 5NZ

- Beautifully presented 2 bedroom semi-detached bungalow
- New kitchen in 2023
- New bathroom in 2020
- Peaceful cul-de-sac location close to local amenities
- Log burning stove in living room
- Off road parking to the front and garden to the rear

Delightful 2-bed bungalow. Modern kitchen and bathroom, spacious living room with log burner and enclosed rear garden. Off road parking.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



GENERAL DESCRIPTION

27 Sycamore Drive is a beautifully presented 2 bedroom semi-detached bungalow in a peaceful location close to the centre of Longtown. The current owners have improved the property during their tenure. A new kitchen was installed in 2023 and openings realigned to create a seamless flow from the kitchen to the dining and living area. A log burning stove has been installed in the living room in 2024. The bathroom was also renewed in 2020.

INTERNALS

The side located entrance door opens into a spacious entrance hallway with two bedrooms to the left which have views to the front of the property. The second bedroom is a double with fitted wardrobes, offering a great level of storage. The shower room with mains operated shower, WC and basin is centrally located and has a ceramic wall mounted electric heater.

The living room has a recently installed log burning stove and double doors to the rear garden. A dining area forms part of the living room and provides free flowing access to the modern kitchen. It has fitted wall and floor units with matching worktops and under cabinet lights. The integral NEFF oven is located below the fitted microwave. The under counter fridge and freezer are both integrated and there is plumbing for a washing machine.

There is a cupboard located between the bedroom and bathroom which houses the Fischer Future Heat water heater, which is retro-fit by the current owners, as are the electric wall mounted room heaters which have automated heat control to each allowing individual temperatures to each room. The property also has a Verisure security alarm fitted.

OUTSIDE

The rear garden is fully enclosed with timber fencing and largely laid to lawn with a timber storage shed and summerhouse in-situ. There is off road parking to the side and front.

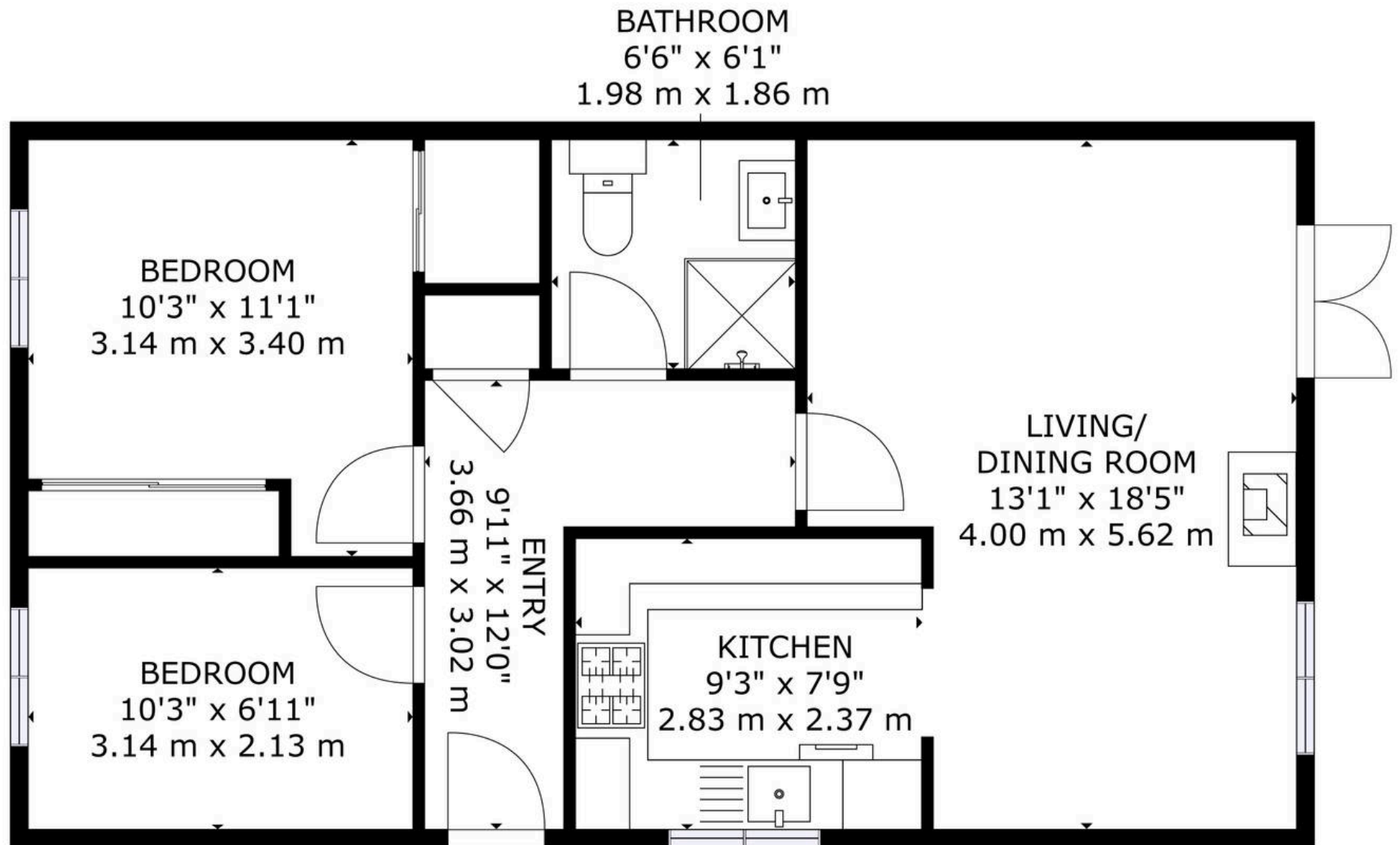












GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Services: The property is served by mains water, mains electricity, mains drainage and electric heating.

Broadband: Cable

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band B.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.