



12 Bellsfield, Longtown, CA6 5XS

Guide Price £75,000





## 12 Bellsfield, Longtown, CA6 5XS

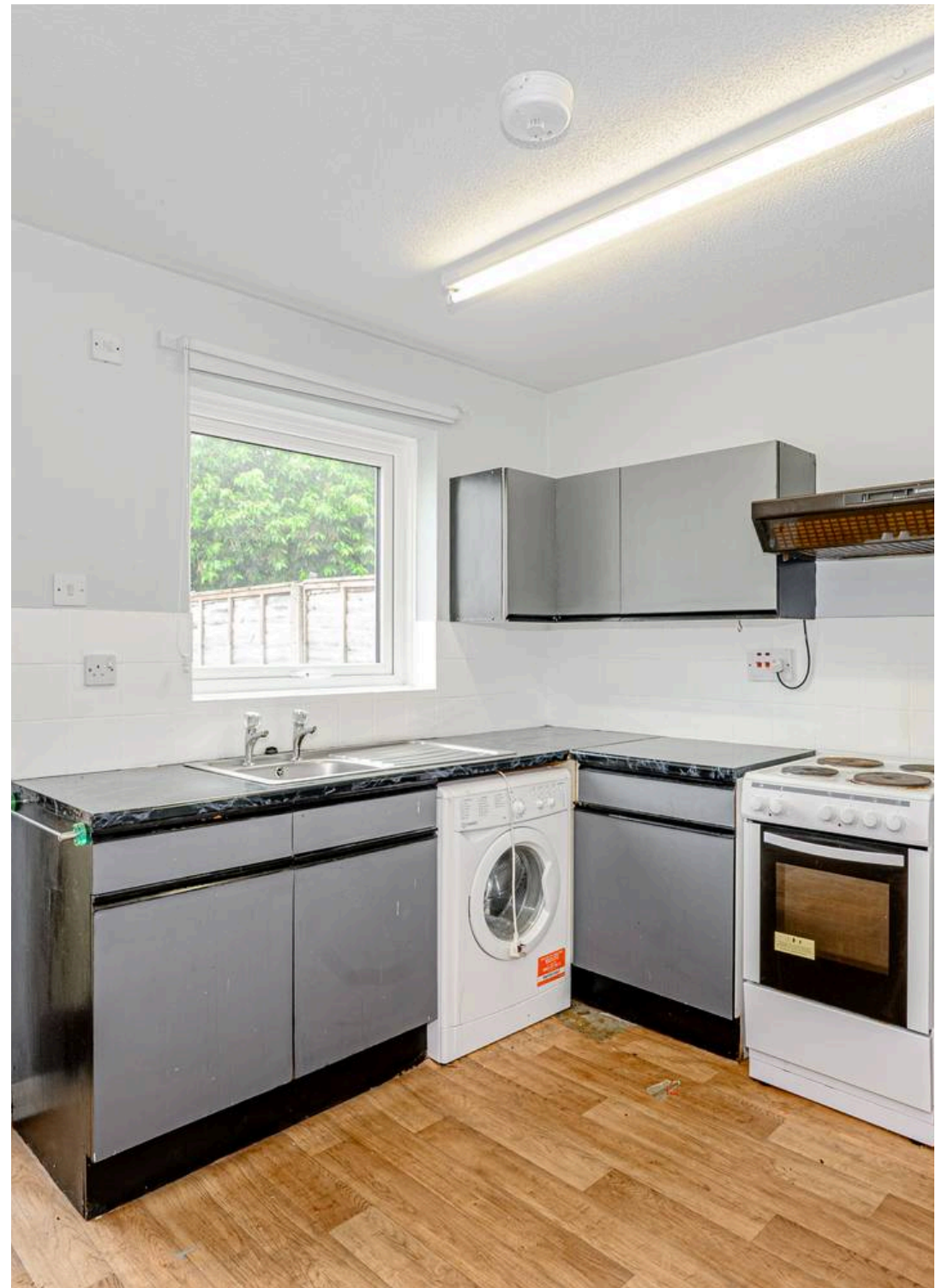
- Two bedroom terraced house
- Spacious living room
- Electric heating
- Driveway
- Private, low maintenance rear garden
- Excellent first time buyer or investment opportunity
- Situated in a pleasant cul-de-sac
- Requires some refurbishment

Two bedroom terraced house situated in a pleasant cul-de-sac in Longtown with off-street parking and private rear garden.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** D



12 Bellsfield is an excellent opportunity to acquire a two bedroom mid-terraced home situated in a pleasant cul-de-sac in the popular town of Longtown. The property does require some refurbishment but would suit first time buyers or investors looking to add to their portfolio.

### **The Accommodation**

The front door opens to an entrance vestibule with internal door into the living room. The living room is a generous size and features a large window to the front elevation. There is useful storage space available under the stairs which could be fitted with cupboard doors. A door leads into the kitchen which is fitted with a range of wall and floor units and includes a portable cooker and washing machine. A back door provides access to the rear yard.

Upstairs there are two generous double bedrooms, one with a built-in cupboard and the family bathroom is complete with shower cubicle with electric shower and glass screen, WC and wash hand basin. Externally there is ample on-street parking to the front of the property and a private driveway. The rear yard is primarily paved with a section laid with loose stone. The yard is well fenced.

Although this property does require some refurbishment, the property is located in a lovely part of Longtown and the potential for this property is huge.

### **Situation**

The property is located on Bellsfield, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. 12 Bellsfield is the perfect home for someone searching for a project or new property to add to their rental portfolio.













# 12 Bellsfield

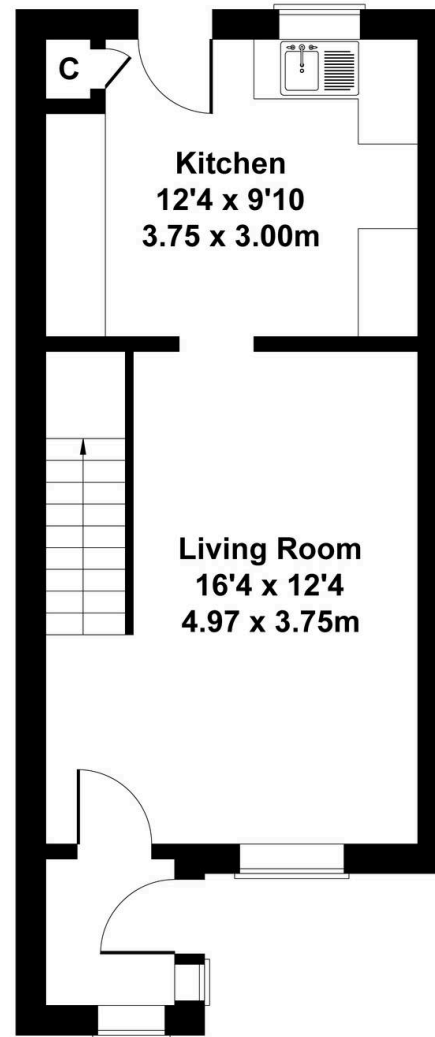
Approximate Gross Internal Area

678 sq ft - 63 sq m

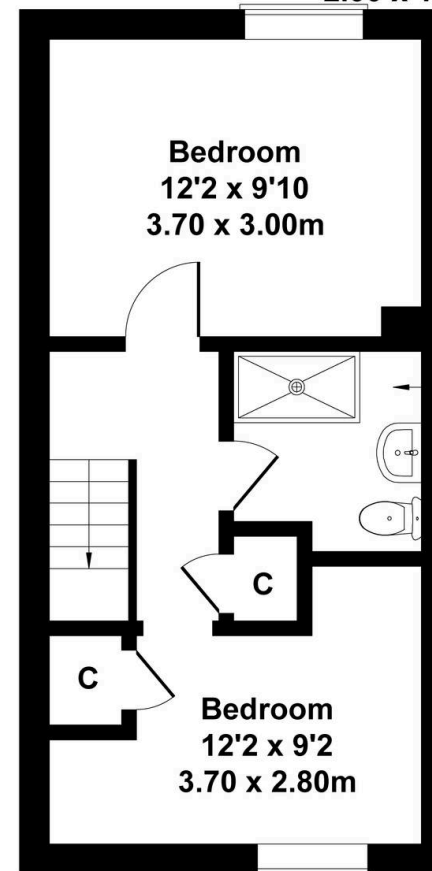
Shower Room

6'7 x 6'2

2.00 x 1.89m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## 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: E**

**Services:** 12 Bellsfield is served by mains water, mains electricity and mains drainage. Heating is provided by electric heaters.

**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, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.





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