



**Ground Floor Flat**

**On A Bus Route**

**Allocated Parking**

**Two Bedrooms**

**Communal Garden**

**Council Tax Band 'A'**



**37B Brisco Road**  
Carlisle, CA2 4PF

**Monthly Rental Of**  
**£525**

New to the rental market! A newly refurbished two bedroom, ground floor flat. A convenient location close to picturesque walks, shops and amenities. There is a regular bus service within a short walking distance. The accommodation briefly comprises: Communal Entrance Hall to private flat front door, Entrance Hall, Living Room with dual aspect, Kitchen with appliances. Two Bedrooms and bathroom. Externally there are communal gardens and allocated parking. The property benefits from electric heating, new carpets and new double glazing.

**Entrance Hallway** 11' 9" x 3' 1" (3.58m x 0.95m)

Entrance from Communal area via private flat front door which leads to Hallway with internal doors to all rooms. Storage cupboard with coat hooks.

**Living Room** 14' 9" x 13' 4" (4.49m x 4.07m)

Spacious Living Room with dual aspect to front and side of the property. Door to Kitchen. Feature wall shelves.

**Kitchen** 4' 3" x 3' 1" (1.29m x 0.93m) + 7' 4" x 5' 9" (2.24m x 1.74m)

fitted kitchen with a range of floor and wall units. Complimentary worktops with a integrated sink. Built-in oven and hob with extractor overhead. Cushion flooring. Washing machine. Fridge freezer. Cupboard housing boiler.

**Bedroom 1** 12' 0" x 11' 2" (3.67m x 3.40m)

Double bedroom overlooking the rear of the property.

**Bedroom 2** 8' 11" x 6' 6" (2.72m x 1.97m)

Single bedroom overlooking the rear of the property.

**Bathroom** 7' 6" x 5' 6" (2.28m x 1.68m)

Contemporary bathroom featuring bath with shower over, toilet and sink. Towel Radiator. Cushion flooring.

**Outside**

Communal gardens. Off-street parking spaces.

**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)

37b Brisco Road CARLISLE CA2 4PF	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>26 October 2032</b> <hr/> Certificate number: <b>2181-5216-0422-0016-6037</b>
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Property type	Ground-floor flat
Total floor area	55 square metres

## Rules on letting this property

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

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 C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		