



**2 Bedroom Terraced House**

**Close to local amenities**

**Walking Distance to City Centre**

**Rear yard**

**Council Tax Band 'A'**

**EPC 'D'**



**34 Monksclose Road**  
Carlisle, CA2 7BZ

**Monthly Rental Of**  
**£460**

A well presented two bedroom terrace house situated close to Wigton Road which is a short walk from the city centre. Large local employers such as the Cumberland Infirmary, McVitie's and Port Road Industrial Estate are all within 10 minutes walk. Sainsbury's supermarket is close-by and the property is on a main bus route. The accommodation comprises: Living Room with modern fireplace. fitted Kitchen with wall and floor units, oven, hob, extractor, walk in store cupboard and space for table and chairs. Utility Room with plumbing for washing machine and door leading into the bathroom. Modern bathroom with shower over bath, WC and sink. Upstairs are two Double Bedrooms with one having a store cupboard. The property benefits from central heating, double glazing, and rear yard with pedestrian access. Residents parking scheme.

**Living Room** 12' 0" x 12' 2" (3.67m x 3.70m)

Spacious living room with gas fire on modern stone hearth with wood surround. Doors leading to kitchen and to stairs to the first floor.

**Kitchen** 8' 8" x 12' 2" (2.63m x 3.71m) x 2' 10" x 3' 5" (0.86m x 1.03m)

Fitted kitchen with a range of wall and floor units. Cooker with gas hob and 1 1/2 bowl stainless steel sink. and walk in store cupboard. Space for table and chairs and laminate flooring.

**Utility room** 5' 5" x 5' 2" (1.64m x 1.57m)

Laminate flooring with plumbing for washing machine. Door leading to bathroom and external door to rear yard.

**Landing** 3' 9" x 2' 7" (1.14m x 0.79m)

First floor landing,

**Bedroom 1** 12' 1" x 10' 11" (3.68m x 3.33m)

Double bedroom over looking the front with built in airing cupboard and built in storage cupboard.

**Bedroom 2** 12' 4" x 8' 8" (3.76m x 2.65m)

Double bedroom over looking the rear.

**Bathroom** 6' 2" x 5' 4" (1.89m x 1.63m)

Contemporary fully tiled bathroom, bath with shower over, glass screen, WC and sink. Towel radiator.

**Outside**

Rear walled yard. Outhouse with power, shelves and boiler. On street parking.

**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



34, Monksclose Road, CARLISLE, CA2 7BZ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 03 May 2018  
**Date of certificate:** 03 May 2018

**Reference number:** 8418-7825-5080-6717-4906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 65 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,652</b>
<b>Over 3 years you could save</b>	<b>£ 492</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,202 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,652</b>	<b>£ 2,160</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>57</p>	<p><b>Potential</b></p> <p>77</p>
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 306
2 Floor insulation (suspended floor)	£800 - £1,200	£ 96
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.