



## Grasslot

Maryport, CA15 8BU

£700 PCM

Deposit £807



- Unfurnished
- Well presented rear yard
- Bathroom with shower
- EPC: 51 (E)
- Deposit £807

- Three bedrooms
- Located on the outskirts of Marport
- Available: Immediately
- Council Tax Band A

# Grasslot

Maryport, CA15 8BU

£700 PCM



Situated in the small town of Maryport, this is a three bedroom, unfurnished, terraced property close to the coast. With convenient access to local amenities such as supermarkets and the train station within a 10 minute walk, this is an ideal location to suit a variety of needs.

The property is light and airy with accommodation comprising: Modern fitted kitchen, three bedrooms, lounge, inner hallway and dining room. Bathroom with mixer tap shower. Rear garden with tap.

Rent £700.00pcm

Council Tax Band A

EPC Rating E

Deposit £807.00

Holding deposit £161.00

No pets

## Lounge

12'6" x 10'11" (3.81m x 3.33m)

Accessed via a upvc door. Fireplace with white surround

## Inner Hall

5'6" x 2'7" (1.68 x 0.81)

The Inner hall leads through the dining/sitting room and the stairs to the first floor landing

## Dining Room

12'7" x 11'5" (3.86 x 3.48)

Understairs cupboard. Fireplace to match lounge. Through to the Kitchen

## Kitchen

10'4" x 6'0" (3.17 x 1.83)

The kitchen is fitted with a light grey floor and wall units, there is a cooker and plumbing for a washing machine and a space for a fridge / freezer. Stainless steel sink with drainer board and mixer tap. Leads through to the bathroom

## Bathroom

6'0" x 5'6" (1.83 x 1.70)

Bath with mixer tap, glass screen and shower above. Low level wc. Washbasin with mixer tap with two door vanity unit with provides storage. Two door mirror cabinet.

## First floor landing

Leading to bedroom one and two and stairs up to a third bedroom

## Bedroom One

12'5" x 11'3" (3.81 x 3.43)

A double bedroom which benefits from a built-in cupboard.

## Bedroom Two

12'7" x 11'3" (3.86 x 3.43)

Further double bedroom with cupboard, housing Baxi boiler

## Bedroom Three

17'7" x 11'6" (5.38 x 3.53)

Exposed beam feature. Velux window.

## Exterior

Rear Yard with outside tap and gate



Floorplan

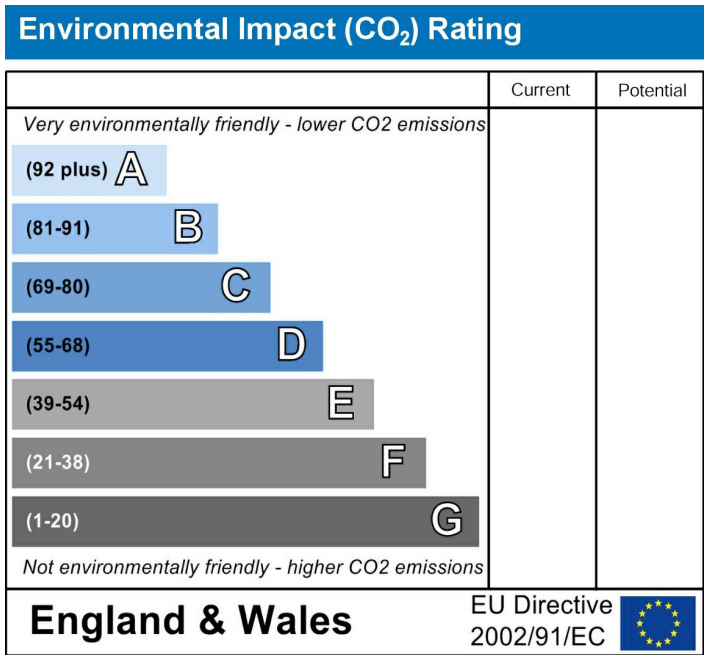
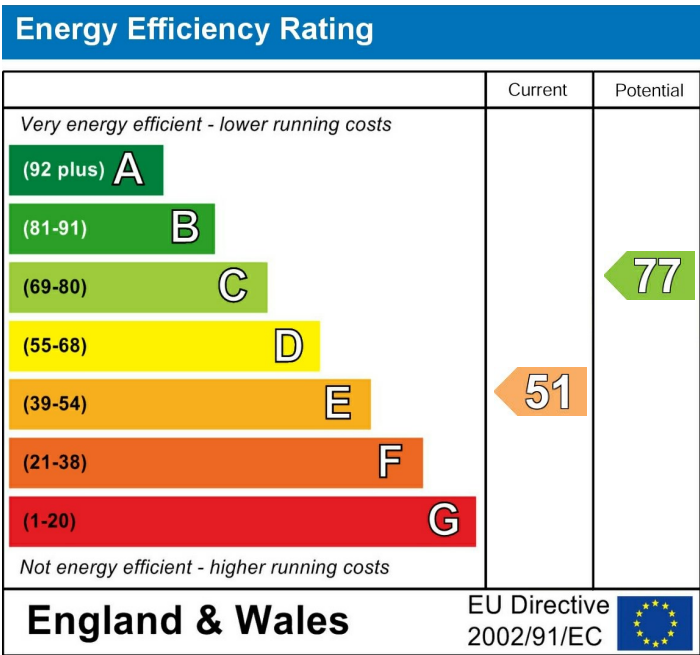








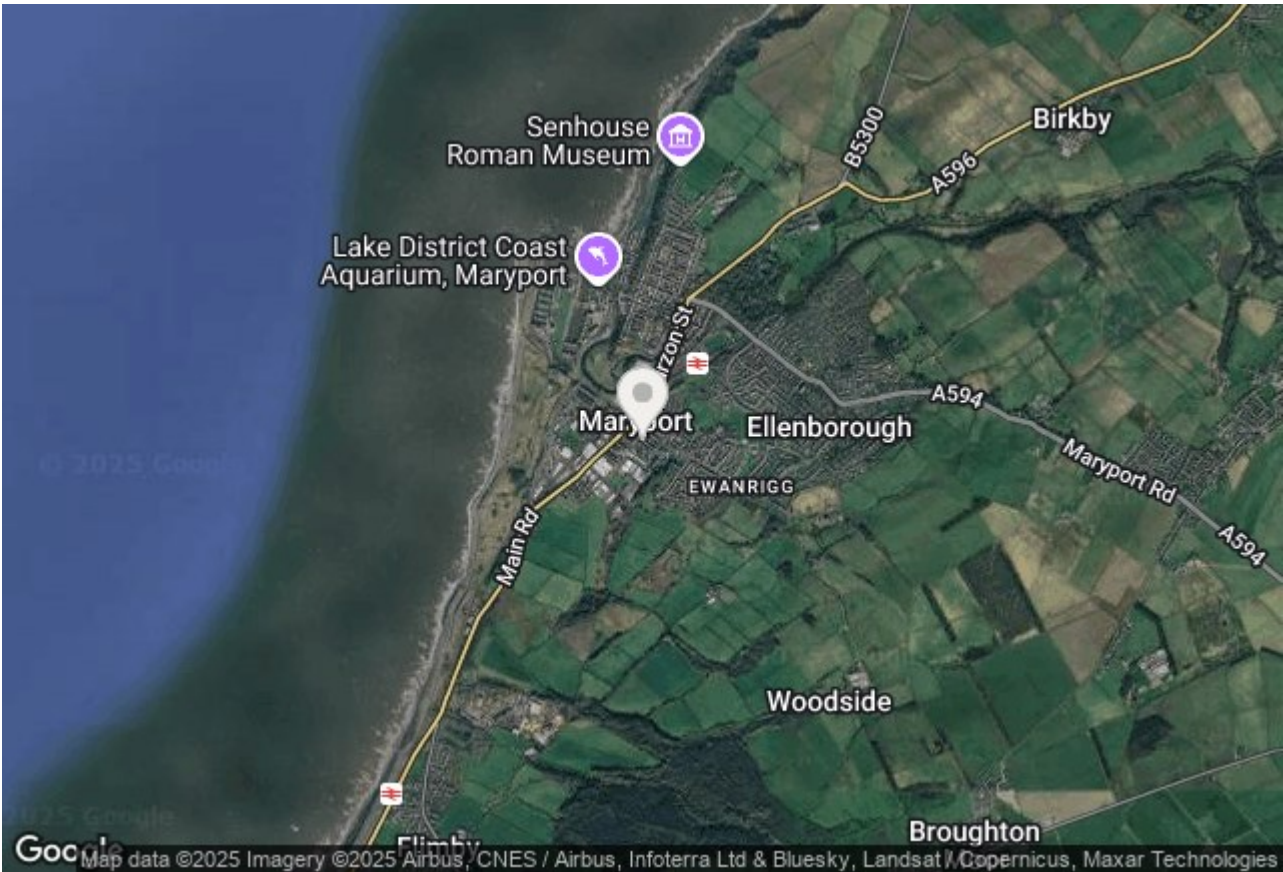
### Energy Efficiency Graph



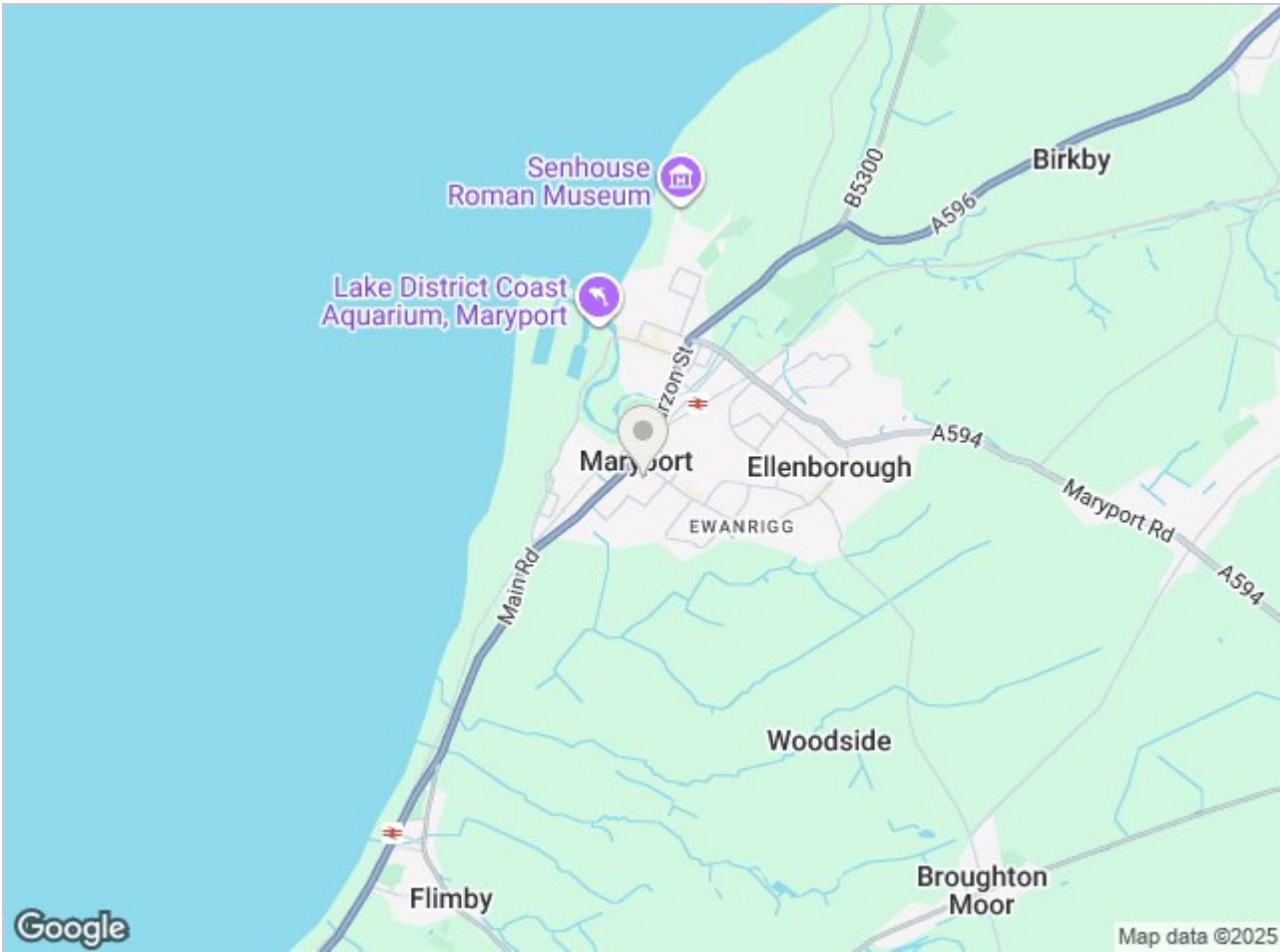
### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Hybrid Map



Road Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

