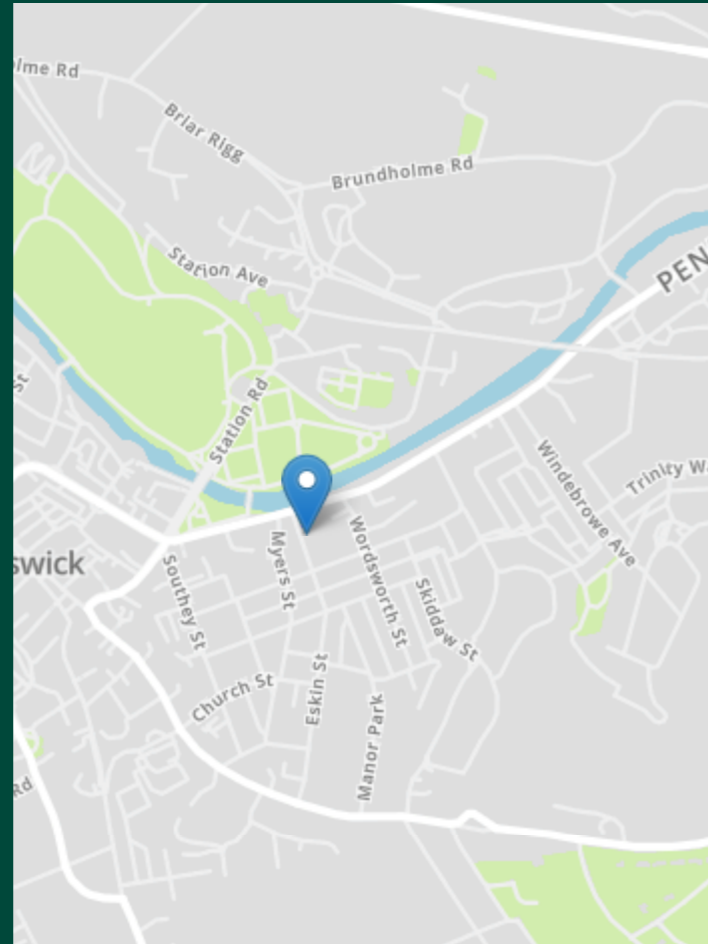


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

PFK

Approximate total area⁽¹⁾
1222.53 ft²
113.58 m²

Reduced headroom
27.87 ft²
2.59 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



1 Greta Street, Keswick, Cumbria, CA12 4HS

- Modernised throughout
- Three bedrooms (two en-suite)
- Enclosed rear garden
- Tenure: freehold
- EPC rating C
- Council Tax: Band D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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017687 74546



keswick@pfc.co.uk



www.pfc.co.uk

LOCATION

Located close to the centre of Keswick and therefore conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A deceptively spacious, immaculately presented cottage, which has been modernised to a high standard with quality fixtures and fittings throughout. With gravelled side access to the rear enclosed garden, having a good sized seating area, summer house currently housing a pool table. The property could be utilised as a successful holiday let or as a primary residence. Short walking distance into the town centre.

ACCOMMODATION

Entrance Porch

0.93m x 2.72m (3' 1" x 8' 11") Windows to front and side aspect. uPVC door into:-

Living Room

3.71m x 4.97m (12' 2" x 16' 4") Bay window to the front aspect, window to the side aspect, feature fireplace with electric fire, stairs to first floor and a radiator.

Inner Hallway

2.91m x 0.77m (9' 7" x 2' 6") Doors into:-

Bedroom 1

3.92m x 2.03m (12' 10" x 6' 8") Window to side aspect, fitted wardrobe, fitted dressing unit and a radiator.

Bathroom

2.86m x 1.86m (9' 5" x 6' 1") Double shower cubicle with mains shower, heated towel rail, WC and wash hand basin set in vanity unit, tiled walls and tiled floor.

Kitchen/Dining Room

5.83m x 2.88m (19' 2" x 9' 5") Window and door to rear aspect, radiator, range of matching wall and base units, complementary work surface, composite sink and drainer, eye level oven with microwave above, hob with extractor over, integrated slim line dishwasher, free standing fridge freezer, breakfast bar and a velux window.

Utility Room

1.41m x 0.81m (4' 8" x 2' 8") Window to side aspect and plumbing for washing machine.

Bedroom 2

4.49m x 2.49m (14' 9" x 8' 2") Dual aspect windows to the rear and side aspect, radiator, fitted dressing unit and wardrobes.

En-Suite

0.84m x 2.02m (2' 9" x 6' 8") Shower cubicle with electric shower, WC and wash hand basin set in vanity unit, heated towel rail, tiled walls and tiled floor.

FIRST FLOOR

Landing

0.79m x 1.53m (2' 7" x 5' 0") With velux window.

Bedroom 3

6.40m x 2.83m (21' 0" x 9' 3") Box window to the front aspect, fitted wardrobes, window to the rear aspect with feature window seat, fitted bedside tables and dressing unit.

En-Suite

2.84m x 1.54m (9' 4" x 5' 1") Velux window with seat below, shower cubicle with electric shower, heated towel rail, WC and wash hand basin set in vanity unit.

EXTERNALLY

Garden

Side access leads to an enclosed rear garden. With a mixture of paving and slate shillies for ease of maintenance. Decked seating area to the rear of the garden for alfresco dining.

Outhouse

2.94m x 5.60m (9' 8" x 18' 4") Currently used as a pool room, but equally suitable for a variety of uses. Subject to the necessary permissions, this room could be converted into a home office or hobby studio.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; partial double glazing installed; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office head along Penrith Road with Fitz park on the left hand side of the road. Take the first right turning onto Greta Street

