

Cumbrian Properties

3 Cedar Close, Penrith



Price Region £185,000

EPC-

Mid terraced property | Cul-de sac location
1 reception | 2 dbl bedrooms | 1 bathroom
Front and rear gardens | Allocated parking

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This well-presented two double bedroom mid-terraced property offers comfortable and practical living with the added benefit of allocated parking. The accommodation briefly comprises of entrance porch with a fitted storage cupboard, a fitted kitchen, and a spacious dining lounge with patio doors that open out onto a well-maintained rear garden, creating a bright and airy living space ideal for relaxing or entertaining. Upstairs, there are two double bedrooms and a three-piece shower room. Externally, the front garden is landscaped for low maintenance with decorative shillies, while the rear garden features a neat lawn, colourful floral borders, and well-stocked flower beds. The property also benefits from allocated parking located at the rear, offering added convenience.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Storage cupboard housing the meter and door to open plan dining lounge.



ENTRANCE PORCH

DINING LOUNGE (26'10 x 12') Two radiators, staircase to the first floor, wood effect laminate flooring, coving to ceiling and UPVC double glazed patio doors to the rear garden.



DINING LOUNGE

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KITCHEN (10'10 x 6') Fitted kitchen incorporating sink unit with drainer and mixer tap, electric oven, plumbing for washing machine and four burner electric hob with extractor above. Double glazed window to the front and wood effect laminate flooring.



KITCHEN

FIRST FLOOR LANDING Loft access, coving and doors to bedrooms and bathroom.

BEDROOM 1 (11'10 x 9') **FIRST FLOOR LANDING** Loft access, coving and doors to bedrooms and bathroom.



BEDROOM 1

BEDROOM 2 (12' x 8'6) Double glazed window to the front, radiator, coving, fitted storage shelves and built in cupboard housing the Worcester combi boiler.



BEDROOM 2

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BATHROOM (6' x 5'4) Three piece suite comprising WC, wash hand basin and panelled bath with rainfall shower head above. Heated towel rail, tiled flooring and fully boarded walls.



BATHROOM

OUTSIDE Low maintenance front hedge enclosed garden laid to shillies. To the rear is a gated fence and hedge enclosed garden with flagstone path, flower beds, lawned area, floral borders, bushes and shrubs. The property also benefits from allocated parking.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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