

8 ST HERBERT STREET,  
KESWICK

Edwin  
Thompson



Zoopla.co.uk

onTheMarket.com



rightmove.co.uk  
The UK's number one property website

# 8 St Herbert Street, Keswick, Cumbria, CA12 4DF.

## Brief Résumé

A traditional two bedroomed mid terrace cottage in a quiet residential area close to the town centre with pleasant outlooks. Requires some modernisation – asking price reflected. Early viewing essential.

## Description

This delightful property sits within an attractive terrace of cottages, on a broad street, offering plenty of light and attractive outlooks over the neighbouring properties towards Latrigg and Lonscale fells. The convenient location is within easy level walking distance of the town centre offering a wide range of local amenities, together with many of the town's visitor attractions including Fitz Park alongside the River Greta, Derwentwater and the boat landings, as well as the famous Theatre by the Lake etc.

The property offers very comfortable and surprisingly spacious accommodation which benefits from gas fired central heating. On the ground floor there is an entrance lobby leading into a lounge and dining room. Within the dining room is an open fireplace with traditional cast iron surround. From here is a well-appointed fitted kitchen housing the combination boiler, ground floor shower room, and garden room. On the first floor, are two double bedrooms, and a bathroom. Outside to the front is a fore courted garden strip and to the rear a small but most attractive enclosed, well-established lawned garden incorporating a timber garden shed.

This most appealing property will suit a range of potential buyers including those seeking a permanent or second home, or investors looking to generate a useful income from long-term or holiday lets.



## Accommodation:

### Ground Floor

#### Entrance Hall

Entrance door. Door to Lounge. Door to Dining Room. Staircase to first floor.

#### Lounge

Window. Radiator. Understairs cupboard.

#### Dining Room

Window. Fireplace. Radiator. Understairs cupboard. Space for dining table. Door to:

#### Kitchen

Two windows. Base and wall units. Worktop. Combination boiler. Stainless steel sink. Electric cooker. Electric hob. Door to Garden Room. Door to:

#### Shower Room

Window. Three-piece suite comprising WC, washbasin, and shower cubicle.

#### Garden Room

Plumbing for washing machine. External glazed door to yard.



## First floor

### Landing

Access to Bedroom One, Bedroom Two and Bathroom

### Bedroom 1

Window. Radiator.

### Bedroom 2

Window. Radiator.

### Bathroom

Window. Three-piece suite comprising WC, washbasin and bath with mixer tap shower.

### Outside

To the front is a small forecourt. To the rear is a pleasant enclosed private lawned garden, well-established for privacy considerations. Timber garden shed. Access to rear lane.



**Agent's Note**

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Services**

All mains' services are connected. Gas central heating and domestic hot water is fired by the combination boiler found in the Kitchen.

**Council Tax**

Our client informs Edwin Thompson and identifies the property as being within Band 'B', and the total Council Tax payable for the year 2022/23 as being £1,665.12.

**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

**Viewing**

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



**Mobile phone and Broadband services**

**CA12 4DF Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G    ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website



**CA12 4DF Broadband**

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

↓ Download: 68.4 Mbps

↑ Upload: 17 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

REF: K4272251

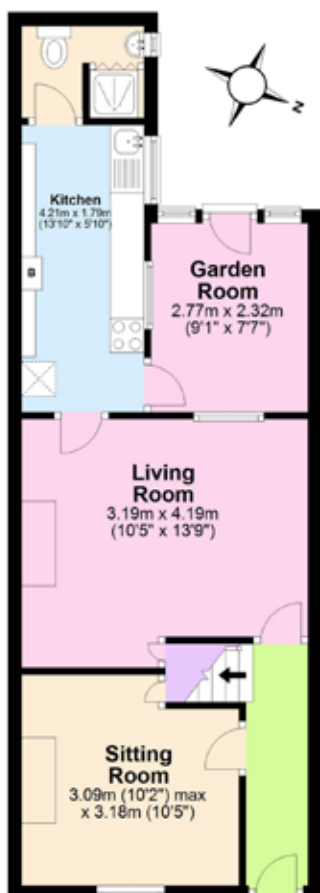






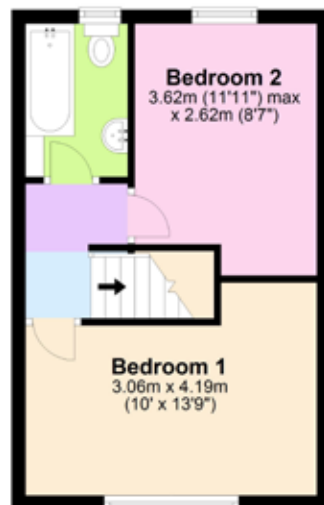
### Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



### First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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- These particulars were prepared in May 2023