


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC





SUMMARY

We love this charming end terrace character property in the village of Bothel which will make a great home or holiday cottage. The village is well located for access to Keswick, Cockermouth and Carlisle and benefits from a school and local pub. The property itself is the widest on this terrace and provides generous size rooms. Offered chain free, the accommodation includes a living room with floorboards and fireplace, a generous modern kitchen/dining room with flagstone floor, a useful utility/store which is great for storing hobby equipment and two first floor bedrooms, each with its own door into a first floor shower room. To the rear there is a lovely enclosed garden

EPC band G

GROUND FLOOR

LIVING ROOM

Steps lead up from the roadside to a PVC front door which leads into living room. Double glazed window to front, multi fuel stove recessed in chimney breast, wooden floorboards, electric radiator, door into kitchen

KITCHEN/DINING ROOM

Two double glazed windows to rear, fitted modern range of base units with work surfaces, electric hob with oven, single drainer sink unit, electric radiator, stairs to first floor, space for table and chairs, flagstone flooring, door to utility

UTILITY ROOM

A large area with two double glazed windows to side, part double glazed door to garden, space for washing machine, fridge and freezer with worktop over. Space for bikes/hobby equipment

FIRST FLOOR

LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front, electric radiator, cast iron style fireplace, built in double wardrobe, door into shower room

BEDROOM 2

Double glazed window to rear, electric radiator, door into shower room

