

Cumbrian Properties

40 Stricklandgate, Penrith



Price Region **£70,000**

EPC-E

Mid-terraced property | **CASH BUYERS ONLY**

1 reception room | 1 bedroom | 1 bathroom

Ideal FTB or investment | In need of full refurbishment

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2/ 40 STRICKLANDGATE, PENRITH

CASH BUYERS ONLY - A one bedroom, terraced property located a short walk from the town centre. In need of refurbishment this property would appeal to anyone looking for an affordable home to put their own stamp on. Internally, the accommodation briefly comprises lounge, kitchen and rear hall. First floor bathroom and double bedroom. Outside the property has a small enclosed rear garden. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Wooden front door into the lounge.

LOUNGE (16'9 x 10'4) Wood framed single glazed window to the front, gas fire, radiator and door to kitchen.



LOUNGE



KITCHEN

KITCHEN (9' x 7') Wood framed single glazed window to the rear, radiator and door to the rear hall.

REAR HALL Radiator, staircase to the first floor and wood framed single glazed door to the garden.

FIRST FLOOR

LANDING Doors to bedroom and bathroom.

BATHROOM (6'8 x 6') Panelled bath, wash hand basin, tiled splashbacks, radiator and wood framed single glazed window to the rear.



BATHROOM



BEDROOM

3/ 40 STRICKLANDGATE, PENRITH

BEDROOM (10'8 x 10') Wood framed single glazed window to the front, radiator, loft access and shelved cupboard housing the hot water cylinder.

OUTSIDE Small enclosed rear garden.



GARDEN



GARDEN

TENURE We are informed the tenure is Freehold

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

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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4.9/5 Google Rating

*UK Rightmove, Market Share Information
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