

Cumbrian Properties

2 Marshall Terrace, Shap



Price Region £180,000

EPC-

Cottage | Sought after area with countryside views
1 reception | 2 double bedrooms | 1 bathroom
Charming original features | No onward chain

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2/ 2 MARSHALL TERRACE, SHAP, PENRITH

This immaculately presented charming two double bedroom cottage situated in the sought after area of Shap is an incredible opportunity for a first time buyer or equally as a buy to let investment. The property is in turnkey condition being refurbished throughout and sits on a desirable plot with stunning views of the countryside from a cosy lounge with a multi-fuel stove. To the first floor there are two double bedrooms, with a bay window to the master combined with a decorative cast iron fireplace and original exposed beam. This property is close to many local amenities including schools, shops and regular bus routes and is a ten minute drive from Penrith town centre and in close proximity to the M6 motorway. The property comes with double glazed windows throughout and is sold with no onward chain.

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

Entrance via a glazed composite door through to the entrance vestibule.

ENTRANCE VESTIBULE Double glazed window either side, tiled flooring, LED light above and a solid wood stable door with glazed panel to the lounge.

OPEN-PLAN DINING LOUNGE (16' x 12'5) Double glazed bay windows to the front, multi-fuel stove sat on a stone base with decorative stone surround, staircase to the first floor and doors to understairs storage and kitchen.



DINING LOUNGE WITH MULTI-FUEL STOVE

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KITCHEN (11' x 7'5) Fitted kitchen with a mixture of wall and base units and contemporary worktops incorporating four ring electric hob with double oven below and extractor hood above, sink basin with mixer taps, partly tiled walls and splashbacks, space and plumbing for washing machine and fridge freezer. Ceiling spotlights, double glazed windows to the rear and double glazed UPVC door to the rear.



KITCHEN

FIRST FLOOR

LANDING Doors to both double bedrooms and family bathroom.

MASTER BEDROOM (12'6 x 10') Double glazed bay window to the front, decorative cast iron fireplace, door to the airing cupboard and exposed beams above.



MASTER BEDROOM

BEDROOM 2 (11' x 9') Double glazed windows to the rear.



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FAMILY BATHROOM Three piece white suite comprising sink basin with mixer taps, WC and panelled bath with electric shower attachment over bath. Partly tiled walls and splashbacks, vinyl flooring, exposed original beam and ceiling spotlights.



FAMILY BATHROOM

OUTSIDE To the front of the property is a low maintenance decorative garden giving stunning views of the countryside. To the rear of the property is a shared access lane with wooden bin storage.



VIEWS TO THE FRONT

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

EPC GRAPH TO
FOLLOW