

Cumbrian Properties

32 Bridge Street, Penrith



Price Region £84,000

EPC-C

Reverse style accommodation | Town centre location
Open plan living | Double bedroom | Driveway parking
Low Cost Housing Scheme | Local Occupancy Applies

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 32 BRIDGE STREET, PENRITH

Situated in this popular area of town within walking distance of all the local amenities is this reverse style accommodation with UPVC double glazing, gas central heating and new boiler fitted May 2024. The property briefly comprises of entrance hallway, double bedroom, bathroom and first floor open plan living dining/kitchen with French doors opening onto the balcony. The property also benefits from block paved allocated parking space and a rear block paved area providing some outdoor seating area. Within walking distance of the town centre with all the amenities Penrith has to offer close at hand. The property is subject to Local Occupancy rules and is sold under Section 106 Low Cost Housing which means that for the first 6 weeks of marketing it can only include interested parties within the Eden area. After 6 weeks this can then be opened up to Cumbria.

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

Entry via composite front door into entrance hallway.

ENTRANCE HALLWAY Wood effect flooring, staircase to the first floor, doors to bathroom, double bedroom and understairs storage cupboard.

BATHROOM (7' x 5'10) Three piece suite in white with shower over panelled bath, low level WC and pedestal wash hand basin. Radiator with towel rail above, part tiled walls, tile effect flooring and UPVC double glazed frosted window.



BATHROOM

BEDROOM (15'8 max x 11' max) UPVC double glazed window to the front, radiator and UVC double glazed door to the block paved rear garden.



BEDROOM

3/ 32 BRIDGE STREET, PENRITH

FIRST FLOOR OPEN PLAN LIVING DINING / KITCHEN (17'5 max x 15'8 max)

DINING LOUNGE AREA – UPVC double glazed window, two radiators, loft access, wood effect flooring and UPVC double glazed French doors opening onto the balcony.

KITCHEN AREA – Fitted kitchen incorporating a 1.5 bowl sink with mixer tap, tiled splashbacks, plumbing for washing machine and four ring gas hob with extractor above and oven below. Space for fridge/freezer, UPVC double glazed window, wood effect flooring and also houses the Worcester boiler.



OPEN PLAN LIVING DINING/KITCHEN

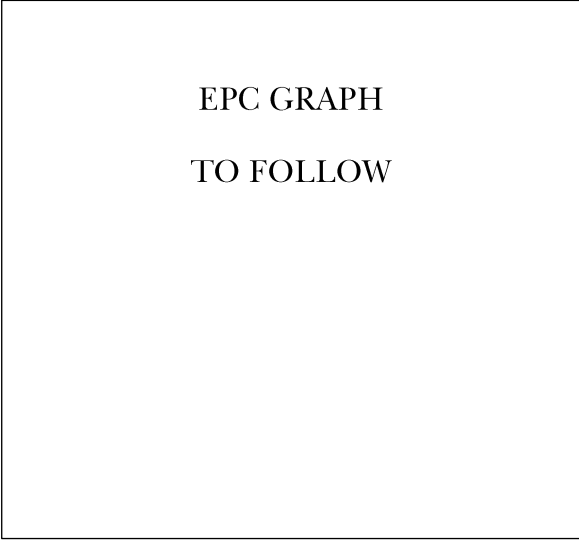
OUTSIDE To the front of the property is a block paved driveway providing parking for one vehicle. To the rear is a block paved area providing outdoor seating.

TENURE We are informed the tenure is Leasehold – 99 years from 1/1/2006. This property comes under a Section 106 which means that for the first 6 weeks of marketing it can only include interested parties within the Eden area. After 6 weeks this can then be opened up to Cumbria. The current monthly charges applicable from the 1st April 2025 are as follows – Rent £147.69 and Insurance £12.69

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

4/ 32 BRIDGE STREET, PENRITH

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