



Bassenthwaite, Stukeley Meadows PE29 6UL

Guide Price £270,000



- Exceptional Two Bedroom Property
- Vastly Improved And Modernised
- Newly Installed Central Heating Boiler
- Beautiful Re-Fitted Kitchen And Family Bathroom
- Recently Re-Decorated Throughout
- New Floor Coverings
- Good Sized Enclosed Rear Garden
- Off Road Parking Provision
- Conveniently Located For Train Station And Town Centre
- Ideal First Time Purchase
- Viewing Essential
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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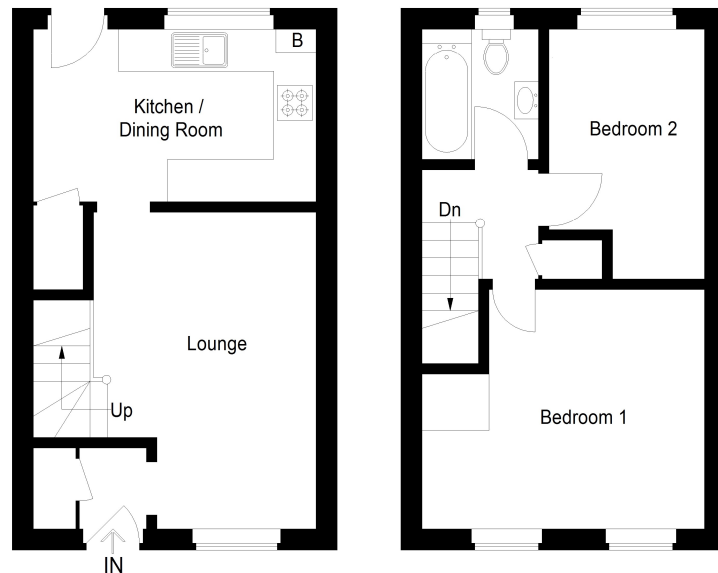
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Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1193035)
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Storm Canopy Over

UPVC double glazed door with recessed downlighter to

Entrance Hall

Laminate flooring, cloaks cupboard with hanging and shelving.

Living Room

14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed window to front aspect, two wall light points, two radiators, stairs to first floor, laminate flooring.

Kitchen/Dining Room

13' 4" x 8' 1" (4.06m x 2.46m)

Double glazed window and UPVC double glazed door to rear, recessed downlighters, re-fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, integrated Bosch electric oven and gas hob with cooker hood over, under unit lighting, space and plumbing for washing machine, space for larder fridge, newly installed Worcester Bosch combi boiler with a ten year warranty, radiator, large understairs storage cupboard.

First Floor Landing

Access to partially boarded loft space, linen cupboard with shelving.

Bedroom 1

13' 4" x 11' 2" including bulkhead (4.06m x 3.40m)

Two double glazed windows to front aspect, recessed downlighters, radiator.

Bedroom 2

12' 2" x 7' 5" (3.71m x 2.26m)

Double glazed window to rear, radiator, recessed downlighters.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer shower attachment over and shower screen, full ceramic tiling, chrome heated towel rail, vanity mirror, shaver point, recessed downlighters, extractor fan.

Outside

The front garden is enclosed by fencing, gravel beds, path to front door, off road parking provision. The rear garden has two patio seating areas, being laid to lawn, outside tap and lighting, enclosed by panel fencing with gated access to the rear.

Tenure

Freehold

Council Tax Band - B



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