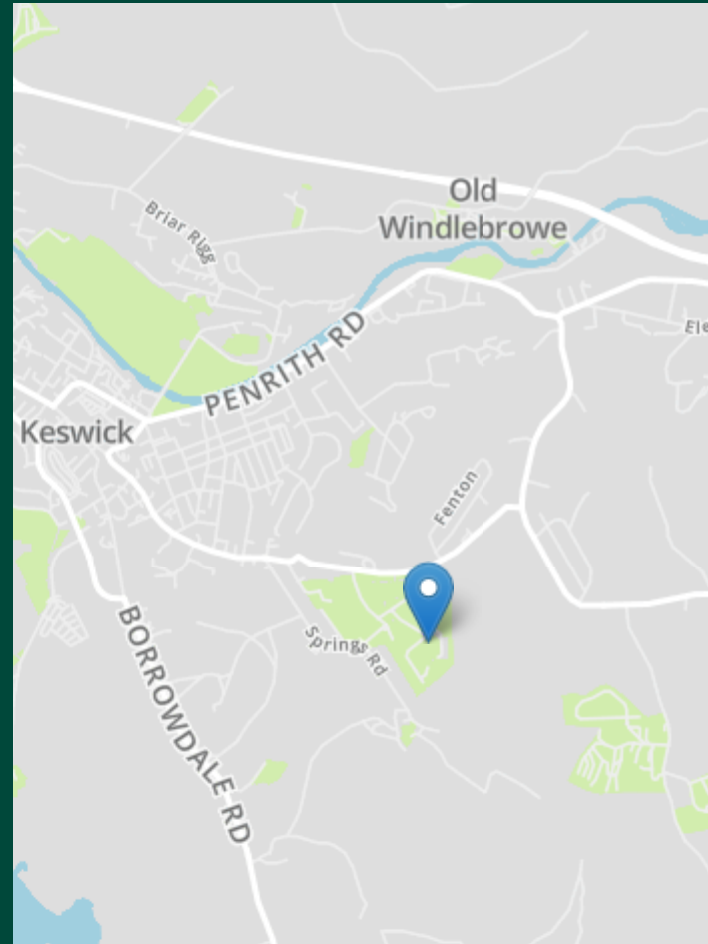


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



21 Lakeland Park, Keswick, Cumbria, CA12 4AT

- Detached 2 Bed bungalow
- Desirable Location
- Elevated Position with Views
- Tenure - Freehold
- Council Tax -Band E
- EPC Rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



017687 74546



keswick@pfc.co.uk



www.pfc.co.uk

LOCATION

Lakeland Park is located just a short distance from Keswick town centre. Keswick is a bustling market town situated in the Lake District National Park approximately 18 miles west of Penrith and J40 of the M6 motorway via the A66. Keswick lies adjacent to Derwentwater, surrounded by stunning fells and provides a range of shops, hotels, restaurants, pubs and other tourist attractions, together with the renowned Theatre by the Lake.

PROPERTY DESCRIPTION

This property has been unoccupied for up to 10 years and requires significant renovation. This could involve various aspects such as structural repairs, electrical and plumbing upgrades, and cosmetic improvements.

Prime for development potential subject to necessary planning permission this is a unique opportunity in a desirable location within Keswick and on an envios elevated plot. The property is restricted to primary/second home or could be a long term let investment.

CASH BUYERS ONLY

SALE DETAILS

Services: Mains electricity, water and drainage. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, continue right on to St Johns Street which leads on to Ambleside road. Continue forward up the hill on to Manor Brow around the hairpin bend, passing the right turn for Rogerfield, taking the next right turning signposted Lakeland Park. Follow the road around and proceed up the hill where the property can be found straight in front.

what3words///physical.titles.reserving

