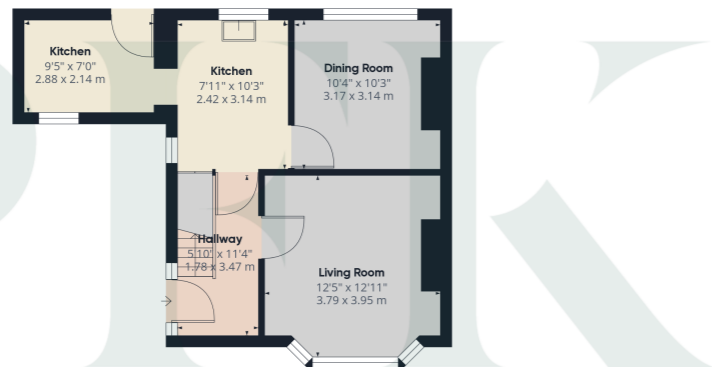
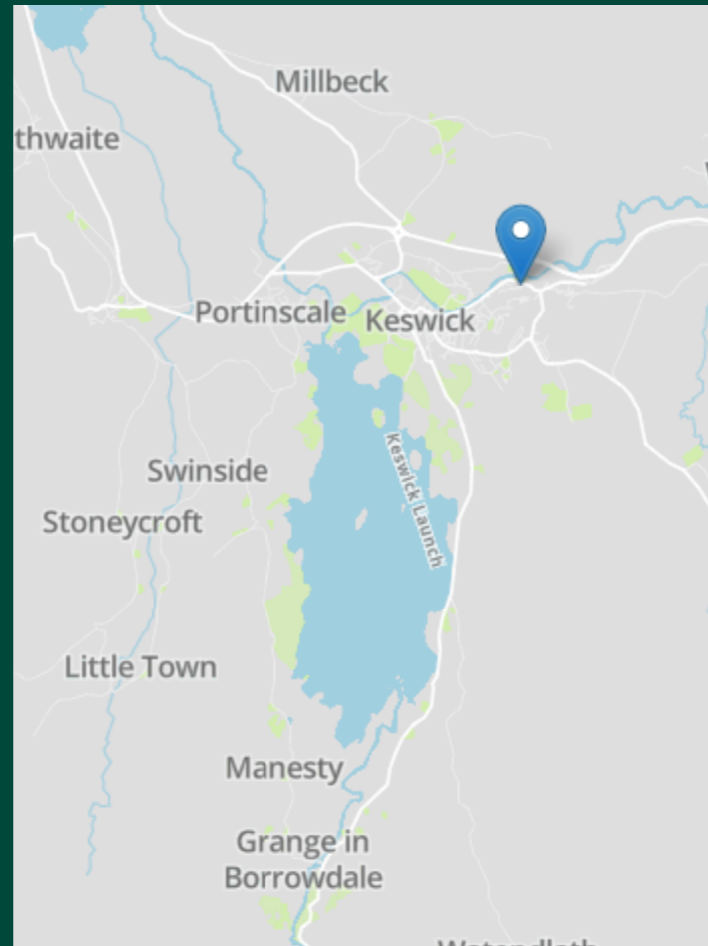


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area\*  
836.68 ft<sup>2</sup>  
77.73 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 32 Latrigg Close, Keswick, Cumbria, CA12 4LE

- Council Tax Band B
- NO LOCAL OCCUPANCY RESTRICTION
- EPC rating D
- Three bedrooms
- Views of Lakeland Fells
- In need of modernisation
- Freehold

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' and 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



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## LOCATION

A popular residential area within easy walking distance of Keswick town centre and set amongst some spectacular scenery with Latrigg to the front aspect and equally views towards Blencathra and Grisedale Pike. This property sits in a quiet cul-de-sac, located near to the local primary school and a short walk to the nearest garage/shop, benefitting from easy access onto the Keswick to Threlkeld pathway.

## PROPERTY DESCRIPTION

A good size corner plot with wonderful views of the surrounding Lakeland fells and benefitting from a paved driveway with car port. A semi-detached, three bed property requiring modernisation, yet one of only four properties in this residential area, without any local occupancy restriction. The accommodation provides an entrance hallway, living room with bay window overlooking the garden, dining room, kitchen with access to the rear yard, three bedrooms, bathroom and a separate WC. This home offers great potential and a would make a wonderful home in a sought after residential area.

## GROUND FLOOR

### Entrance Hallway

1.78m x 3.47m (5' 10" x 11' 5") Stairs to first floor, radiator.

### Living Room

3.79m x 3.95m (12' 5" x 13' 0") With bay window to front aspect, feature electric fireplace and a radiator.

### Dining Room

3.17m x 3.14m (10' 5" x 10' 4") With window to rear aspect, feature fireplace and a radiator.

### Kitchen

2.42m x 3.14m (7' 11" x 10' 4") Dual aspect, a range of matching wall and base units, tiled splashback, complementary work surfacing, stainless steel sink and drainer with mixer tap, wall mounted boiler, fitted understairs cupboard and a radiator.

### Kitchen extension

2.88m x 2.14m (9' 5" x 7' 0") Single skin brick extension, incorporating additional kitchen space. Window to front aspect and door to rear yard.

## FIRST FLOOR

### Landing

1.69m x 2.46m (5' 7" x 8' 1") With window to side aspect enjoying unexpected views of Grisdale Pike and a loft hatch.

### WC

0.81m x 1.66m (2' 8" x 5' 5") Window to side aspect and a radiator.

### Bathroom

1.15m x 1.67m (3' 9" x 5' 6") Obscured window to rear aspect, wash hand basin, bath with mains shower over and a radiator.

### Bedroom 1

2.74m x 3.17m (9' 0" x 10' 5") Window to rear aspect enjoying views of Latrigg, fitted cupboards and a radiator.

### Bedroom 2

2.89m x 3.49m (9' 6" x 11' 5") Window to front aspect, fitted cupboards and a radiator.

### Bedroom 3

2.41m x 2.39m (7' 11" x 7' 10") Window to side aspect and a radiator.

## EXTERNALLY

### Garden

Double wrought iron gates lead to a paved driveway and carport. To either side is a low maintenance garden enclosed by mature hedging. To the rear is a yard with a useful wooden storage shed.

## ADDITIONAL INFORMATION

### Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, gas, water and drainage. Gas central heating and double glazing installed throughout. Please note the mention of any appliances/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 our Keswick office head along Penrith Road passing the BP garage and Twa Dogs Public House. After approximately 150 yards take the right turning into Latrigg Close. The property sits on the corner as the road bends to the left with a driveway at the front.

