

Edwin
Thompson



28 HELVELLYN STREET

Keswick, Cumbria
CA12 4EN

Brief Résumé

Lovely two-bedroom mid terrace house. Situated in a popular residential area, within easy walking distance of Keswick town centre. The property benefits from gas central heating and a private parking space.

Description

28 Helvellyn Street is situated in Keswick, the heart of the Lake District National Park. Positioned close to the town centre and a short walk to Derwentwater Lake and the famous Theatre by The Lake the property is perfectly located to enjoy all the benefits the town has to offer.

As you approach the property, the front door is from the Pavement on Helvellyn Street. A small entrance porch enters the sitting room.



A lovely room with a window looking to the front aspect, large understairs cupboard and laminate flooring. From here, a door enters the kitchen with a range of wall and base units and a window to the rear letting in the morning sun. In the kitchen there is space for a dining table and chairs. The rear hall gives access to the back door and parking space. The staircase from the hall takes you to the first floor where two double bedrooms can be found and a bathroom with bath and shower over. To the outside there is a small open store cupboard and space for a bench. one allocated parking space.

What3words ///averages.jump.shippers



Accommodation:

Entrance

Entrance to the front door is from the pavement on Helvellyn Street.

Entrance Porch

Space to hang coats. Door to:

Sitting room

Window to front aspect. Gas fire to wall. Door to good size understairs cupboard. Radiator. Laminate flooring. Door to:

Kitchen

Range of wall and base units. Single bowl sink and drainer. Tile splashbacks. Integrated electric oven and gas hob. Space for fridge and washing machine. Wall mounted Worcester gas boiler. Radiator. Window to rear aspect. Space for dining table and chairs. Door to:





Rear Hallway

Door to rear access. Space to hang coats and store shoes. Staircase to first floor.

Stairs to First Floor

Landing

Loft Access. Access to all rooms.

Bedroom One

Double bedroom. Window looking to the front aspect. Radiator. Built in open wardrobes

Bedroom Two

Double bedroom. Window to rear. Radiator. Door to airing cupboard housing hot water tank. Further door to storage cupboard with hanging rail.

Bathroom

Bath with Mira electric shower above. WC. Wash hand basin. Fully tiled to walls. Radiator. Extractor fan.

Outside

There is parking for one car. Small open store. Space for seating bench.

Services

Mains drainage, electric, gas and water. Heating provided by a Worcester gas boiler located in the kitchen. Hot water provided by a tank in the airing cupboard in the second bedroom.

Tenure

Freehold.

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2025/2026 is £2221.36 per annum.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

Mobile phone and Broadband services

CA12 4EN Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	x	✓	x
	Outdoor	✓	x	✓	x
Vodafone	Indoor	✓	x	✓	✓
	Outdoor	✓	x	✓	✓
O2	Indoor	✓	✓	✓	x
	Outdoor	✓	✓	✓	x
EE	Indoor	✓	x	✓	✓
	Outdoor	✓	x	✓	✓



Good coverage



You may experience some problems



No coverage

*Information provided by the signalchecker.co.uk website

CA12 4EN Broadband

FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or <u>G.Fast</u>)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4EN in the last 12 months:



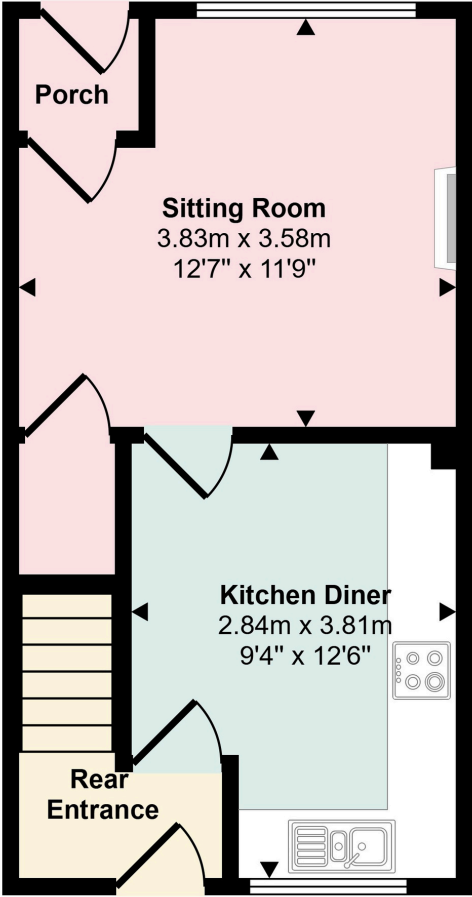
Download: 156.4 Mbps



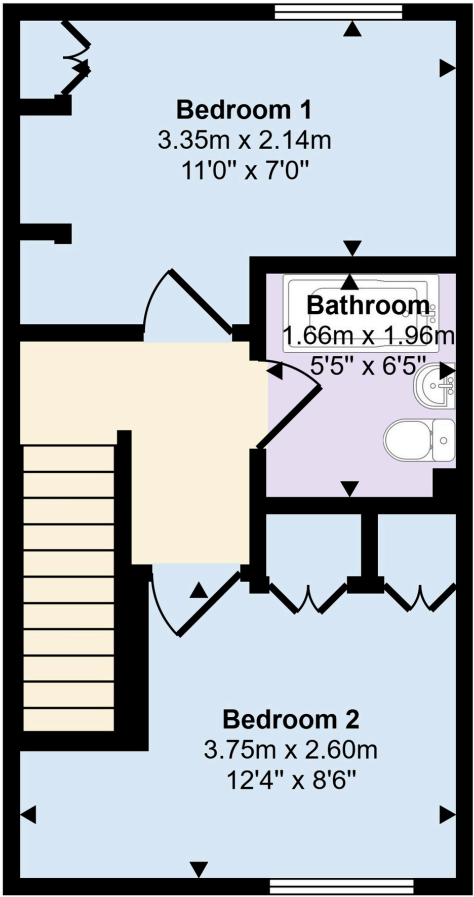
Upload: 101.2 Mbps

*Information provided by the thinkbroadband.com website. Based on using FIBRUS as a provider ONLY

Approx Gross Internal Area
58 sq m / 621 sq ft



Ground Floor
Approx 29 sq m / 313 sq ft



First Floor
Approx 29 sq m / 308 sq ft

oorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are appro: responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations or may not look like the real items. Made with Made Snappy 360.

