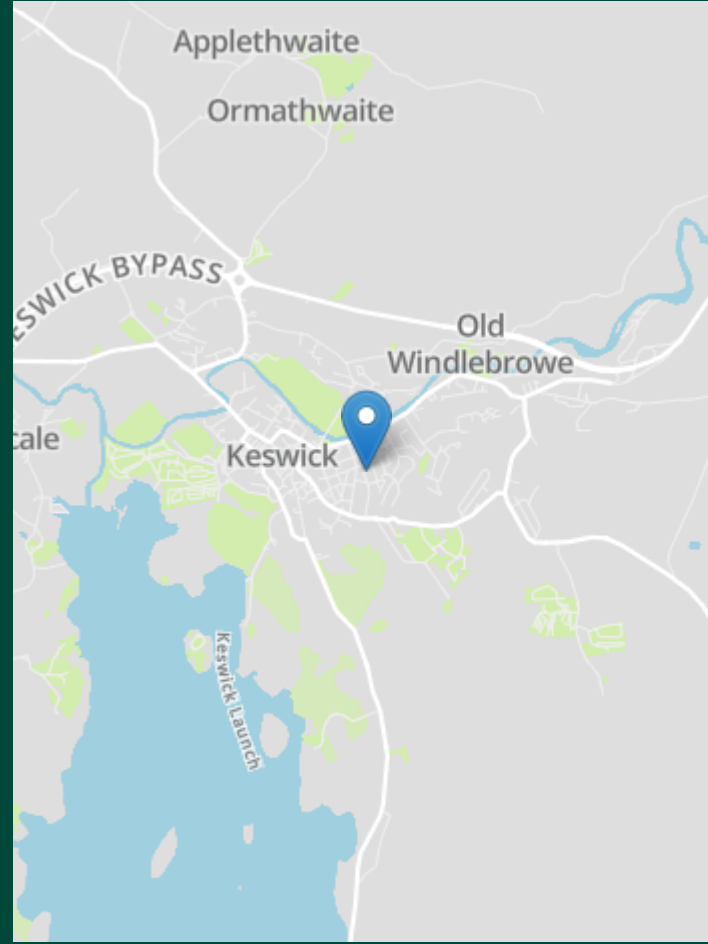


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area*
775.65 ft²
72.06 m²

(1) 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.

GIRAFFE360



11 St Herbert Street, Keswick, Cumbria, CA12 4DF

- Mid terrace house
- Close to amenities
- EPC rating D
- Two bedrooms
- Council Tax band C
- Sought after location
- Tenure: 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;
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LOCATION

St Herbert Street is located close to the centre of Keswick and therefore, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A lovely cottage in this popular location, partly upgraded with a modern kitchen with underfloor heating, the benefit of a good size front garden for a property in the town centre of Keswick. The accommodation briefly comprises entrance porch, hallway, dining room with double doors into the sitting room, which overlooks the garden and a kitchen with access to the rear yard. On the first floor are two bedrooms and a large shower room. With some upgrading this would make a lovely family home or would be equally suitable for investment purposes as holiday/letting accommodation.

ACCOMODATION

Entrance Porch

1.25m x 1.03m (4' 1" x 3' 5")

Entrance Hallway

3.70m x 1.05m (12' 2" x 3' 5") Stairs to first floor and a radiator.

Living Room

3.59m x 3.40m (11' 9" x 11' 2") Window to front aspect, feature fireplace housing an electric fire, fitted shelving, radiator and double glass doors into the dining room.

Dining Room

3.65m x 3.18m (12' 0" x 10' 5") Window to rear aspect, feature fireplace housing an electric fire, fitted shelving and a radiator.

Kitchen

4.11m x 2.59m (13' 6" x 8' 6") Door to rear yard, window to side aspect, understairs storage, a range of matching wall and base units, tiled splashback, wooden work surfacing with upstand, gas hob with extractor over, oven, ceramic deep set sink with chrome mixer tap, integrated fridge freezer and integrated washing machine. Underfloor heating throughout the kitchen.

FIRST FLOOR

Landing

3.81m x 2.10m (12' 6" x 6' 11") Obscured window to rear aspect, loft hatch.

Bathroom

3.00m x 2.63m (9' 10" x 8' 8") Obscured window to rear aspect, wash hand basin, shower cubicle with electric shower, WC, radiator and fitted cupboard housing the water cylinder.

Bedroom 1

4.20m x 2.35m (13' 9" x 7' 9") Window to front aspect, fitted wardrobe and a radiator.

Bedroom 2

3.16m x 2.12m (10' 4" x 6' 11") Window to front aspect and a radiator.

EXTERNALLY

Garden

The front enclosed garden is paved and shilled for ease of maintenance. Paved rear yard with external tap and gate into the alleyway.

ADDITIONAL INFORMATION

Referral & 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; Pollard & Scott/Independent Mortgage Advisors – 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 gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. 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 office head right along Southey Street. Take the third turning on the left onto Helvellyn Street, continue to the second right turning onto St Herbert Street and the property is a short distance on the left hand side set back from the road with the garden at the front.

