

Cumbrian Properties

10 Juniper Way, Penrith



Price Region £295,000

EPC-D

Detached bungalow | Cul-de-sac location
1 reception | 2 double bedrooms | 1 bathroom
Gardens, garage & parking | No onward chain

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2/ 10 JUNIPER WAY, PENRITH

A two double bedroom, detached bungalow tucked away in a quiet cul-de-sac within this desirable residential area of Penrith. This attractive bungalow has been decorated throughout and well-maintained over the years with work that includes a new roof, boiler, alarm system, windows and doors. Internally the property offers well-proportioned accommodation briefly comprising entrance hall, two double bedrooms, bathroom, lounge and dining kitchen with access to the garage with space for additional white goods, loft space, power and light. Outside the property occupies a lovely plot with parking in front of the garage, gardens to three sides and lovely views across town towards the Lakeland fells. Sold with no onward chain viewing is essential to fully appreciate the accommodation on offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Double glazed front door into entrance hall.

ENTRANCE HALL Radiator, access to the part boarded loft, built-in storage cupboard, built-in shelved airing cupboard housing the hot water cylinder, coving to the ceiling and doors to all rooms.

LOUNGE (15' x 13') UPVC double glazed window to the front, two radiators, coving to the ceiling, gas fire with marble effect hearth and wooden surround, and door to dining kitchen.



LOUNGE

DINING KITCHEN (11'7 x 10') Fitted kitchen incorporating a one and a half bowl sink with mixer tap, plumbing for washing machine, built-in oven and hob with extractor hood above, wall mounted boiler, integrated fridge, tile effect flooring, radiator, coving to the ceiling, UPVC double glazed window to the rear and door to the garage.



DINING KITCHEN

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BEDROOM 1 (11'3 max x 10'7) Built-in wardrobes, UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (10' x 10') UPVC double glazed window to the front, radiator and coving to the ceiling.

BATHROOM Three piece suite comprising shower above panelled bath, low level WC with concealed cistern and vanity unit wash hand basin. Fully tiled walls, radiator and UPVC double glazed window to the rear.



BEDROOM 2



BATHROOM

OUTSIDE Block paved driveway to the front providing parking in front of the garage along with a lawned front garden and gated side access. The property has gardens to three sides incorporating lawn, paved patio seating area with views towards the Lakeland fells and a tiered garden with flower beds.

GARAGE (23' x 9') Up and over door, power and light, UPVC double glazed windows to the side and rear, space for appliances, consumer unit, water supply, loft access and UPVC door to the garden.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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