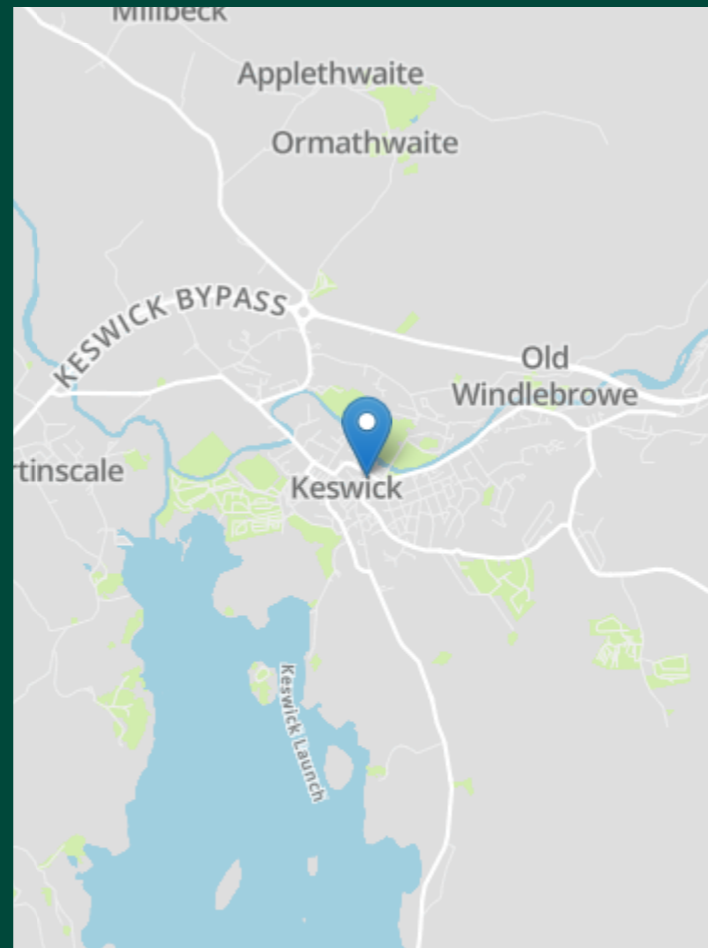


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

Approximate total area*
825.83 ft²
76.72 m²

Reduced headroom
121.2 ft²
11.26 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



2 Myrtle Villas, Keswick, Cumbria, CA12 5LW

- End Terrace House
- Garden to Front
- Town Centre location
- Two Bedrooms
- Tenure - Freehold
- Council Tax - Band C
- EPC rating F

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



017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Located close to the centre of Keswick, 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. 18 miles).

PROPERTY DESCRIPTION

A deceptively spacious two bed end terraced property which would make a lovely primary/second home but could also be utilised as a successful holiday let, enjoying superb front aspect views towards Skiddaw and the Lake District fells.

The property briefly comprises light living room, kitchen and cloakroom/WC to the ground floor with bathroom and large principal bedroom to the first floor. Stairs lead up to a spacious attic bedroom with front aspect views over the town and towards the Lake District fells. A good sized garden to the front and outhouse, all within close proximity of the town centre.

ACCOMMODATION

Living Room

3.61m x 3.69m (11' 10" x 12' 1") Accessed via double glazed front door, window to the front elevation with views across the front garden, tiled fireplace, cupboard to the alcove, radiator and doors to Kitchen and first floor.

Kitchen

3.54m x 2.30m (11' 7" x 7' 7") Fitted with matching wall and base units with complementary worktop, stainless steel sink and drainer, space for a cooker with extractor unit over, integrated fridge, radiator, window to the rear elevation and double glazed door to the rear yard.

Cloakroom

1.81m x 0.85m (5' 11" x 2' 9") WC, coat hooks and wall mounted boiler.

FIRST FLOOR

Landing

3.51m x 0.94m (11' 6" x 3' 1") Window to the rear elevation, radiator and stairs to second floor.

Bathroom

3.48m x 1.57m (11' 5" x 5' 2") Incorporating three piece suite with bath, pedestal wash hand basin, WC, radiator, shelved storage cupboard and window to the rear elevation.

Bedroom

3.66m x 3.71m (12' 0" x 12' 2") Double bedroom with window to the front elevation with views toward Skiddaw and a radiator.

SECOND FLOOR

Bedroom

7.39m x 3.42m (24' 3" x 11' 3") Velux window to the front elevation, radiator and exposed beams.

EXTERNALLY

Outside Area

To the front of the property there are steps and a gravelled pathway that leads you to the front door, there is a fenced and walled garden area with mature shrubs and perennials. To the rear is a yard which has shared access to the other properties and a shared store at the back door.

Outhouse

With ample room for storage.

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 2022 was £260.48; 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 central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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 in the town centre, turn left on to Station Street and next left on to Victoria Street. Take the first left hand turn into the car park where Myrtle Villas is the row of houses on the left hand side.

