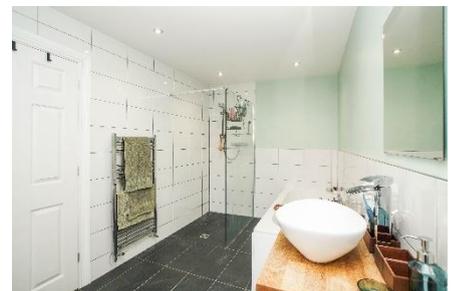


# Cumbrian Properties

11 James Street, Penrith



**Price Region £180,000**

**EPC-**

Mid-terraced property | Popular residential location  
Lounge with multi-fuel stove | 2 bedrooms | Four-piece bathroom  
Well-presented throughout | Shared rear yard

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This well-presented two bedroom mid-terraced property is gas central heated, fully double glazed and briefly comprises entrance hall, open-plan dining lounge with multi-fuel stove and a fitted kitchen. To the first floor there is a double bedroom and the four piece family bathroom with further built-in storage on the landing. To the second floor is a double bedroom with Velux window to the front and built-in storage. Externally, to the rear of the property is a shared low maintenance walled and gated block paved yard.

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

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (16' x 3')** Radiator, staircase to the first floor, wood effect laminate flooring and door to the dining lounge.



ENTRANCE HALL

**DINING LOUNGE (26' x 10')** Double glazed UPVC windows to the front and rear, multi-fuel stove, fitted storage cupboards, two radiators, picture rail, coving to the ceiling, wood effect laminate flooring, understairs storage cupboard and door to the kitchen.



LOUNGE AREA

3/ 11 JAMES STREET, PENRITH



DINNG AREA

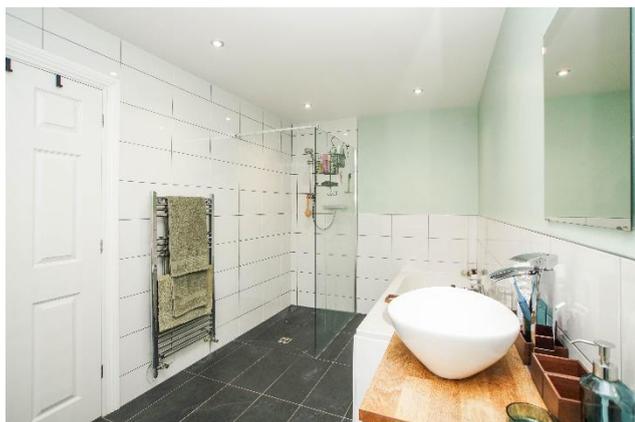
**KITCHEN (13' x 7')** Fitted kitchen incorporating 1.5 sink with drainer and mixer tap, electric oven and grill with four burner hob and extractor hood above, tiled splashback and plumbing for washing machine. Radiator, double glazed UPVC windows to the rear and side, tiled flooring and frosted double glazed UPVC door to the rear yard.



KITCHEN

**FIRST FLOOR LANDING** Double glazed UPVC window to the rear, coving to the ceiling & doors to fitted storage cupboard, bedroom, bathroom & door to second floor.

**FAMILY BATHROOM (14' x 7')** Four piece suite comprising panelled bath with mixer tap, walk-in shower, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, tiled flooring, radiator, frosted double glazed UPVC window to the rear and fitted storage cupboard housing the gas boiler.



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**BEDROOM 2 (13' x 7')** Currently used as dressing room. Double glazed UPVC window to the front, radiator, and coving to the ceiling.



BEDROOM 2

**SECOND FLOOR**

**MASTER BEDROOM (LOFT) (13'5 x 13')** Velux window to the front, radiator, wood effect laminate flooring and fitted storage cupboards.



MASTER BEDROOM

**OUTSIDE** To the rear of the property is a shared block paved yard with gated access.



REAR OF THE PROPERTY

5/ 11 JAMES STREET, PENRITH

TENURE We are informed the tenure is Freehold.

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

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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