

# Cumbrian Properties

## 12 Prince Charles Close, Penrith



**Price Region £170,000**

**EPC-D**

Terraced property | Scope to improve & add value  
1 reception | 3 bedrooms | 1 bathroom  
Front & rear gardens | No onward chain

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 12 PRINCE CHARLES CLOSE, PENRITH

A three bedroom, terraced property located just off Carlton Road close to the centre of Penrith and all amenities. With huge scope to improve and add value this spacious property would appeal to anyone looking for an affordable home that offers ample space for a growing family. The accommodation briefly comprises entrance hall, dining kitchen, lounge and rear hall with doors to the garden and store room. To the first floor there are three well-proportioned bedrooms, plenty of storage cupboards and built-in wardrobes, bathroom and separate WC. Externally there is a low maintenance front garden and lawned rear garden with patio. Sold with no onward chain, viewing is essential to fully appreciate the potential this home has to offer.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, shelved storage cupboard housing the gas warm air heating system, doors to dining kitchen and lounge.

**DINING KITCHEN (12'9 x 11'5)** Fitted kitchen incorporating a single bowl sink unit, space for cooker and fridge freezer, plumbing for washing machine and UPVC double glazed window to the front.



DINING KITCHEN

**LOUNGE (14'5 x 11'4)** UPVC double glazed window to the rear, coving to the ceiling, electric fire with marble back and hearth in a wooden surround and door to rear hall.



3/ 12 PRINCE CHARLES CLOSE, PENRITH

**REAR HALL** Storage room and UPVC double glazed door to the garden.

**FIRST FLOOR**

**LANDING** Shelved airing cupboard housing the hot water tank, overstairs storage cupboard and further storage cupboard. Doors to bedrooms, bathroom and separate WC.

**BATHROOM** Two piece suite comprising bath and wash hand basin. Part tiled walls, wood effect flooring and UPVC double glazed window to the front.

**SEPARATE WC** Low level WC, UPVC double glazed window to the front and wood effect flooring.



BATHROOM & WC

**BEDROOM 1 (13'6 x 8'8)** UPVC double glazed window to the rear and built-in wardrobe.



BEDROOM 1

**BEDROOM 2 (8'7 x 8'7)** UPVC double glazed window to the front and built-in wardrobe.



4/ 12 PRINCE CHARLES CLOSE, PENRITH



BEDROOM 2

**BEDROOM 3 (8'9 x 7'6)** UPVC double glazed window to the rear.



BEDROOM 3

**OUTSIDE** Low maintenance paved front garden and enclosed lawned rear garden with patio seating and path leading to the garden gate.



FRONT GARDEN



REAR GARDEN

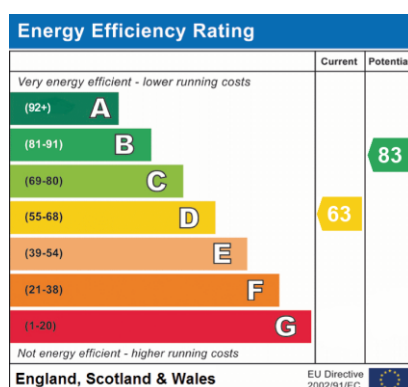
5/ 12 PRINCE CHARLES CLOSE, PENRITH

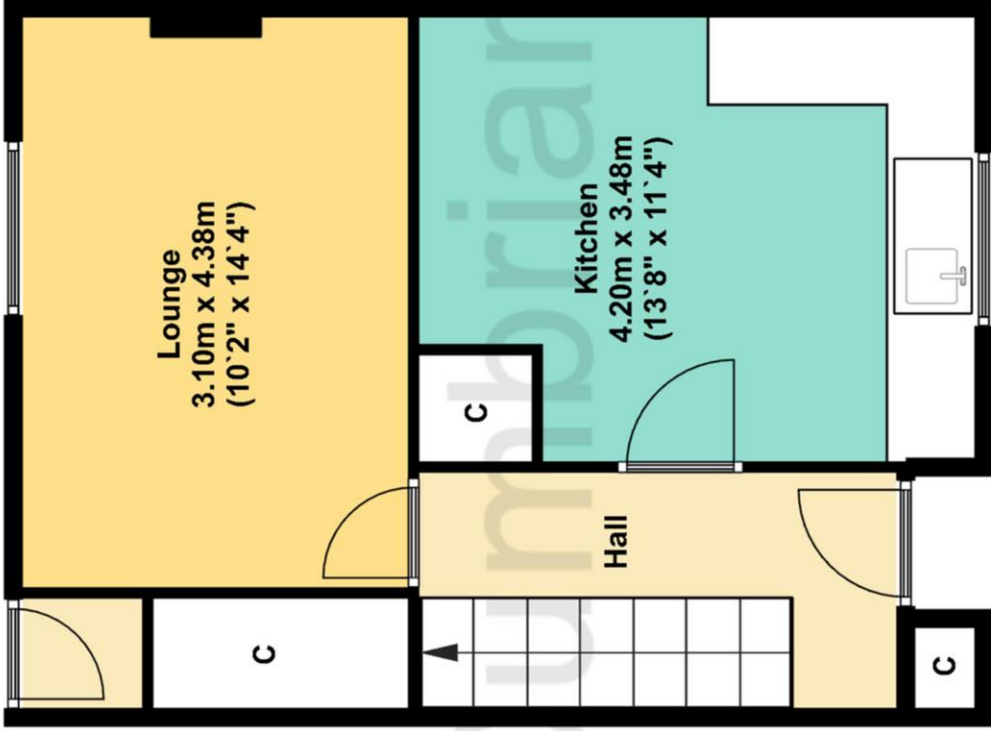
**DIRECTIONS** From the centre of Penrith, head south on King Street and fork left into Roper Street which becomes Carleton Road. Turn right into Pategill Road and then turn left into Prince Charles Close. Number 12 is located on the right hand side. Parking is available to the rear of the property.

**TENURE** We are informed the tenure is Freehold.

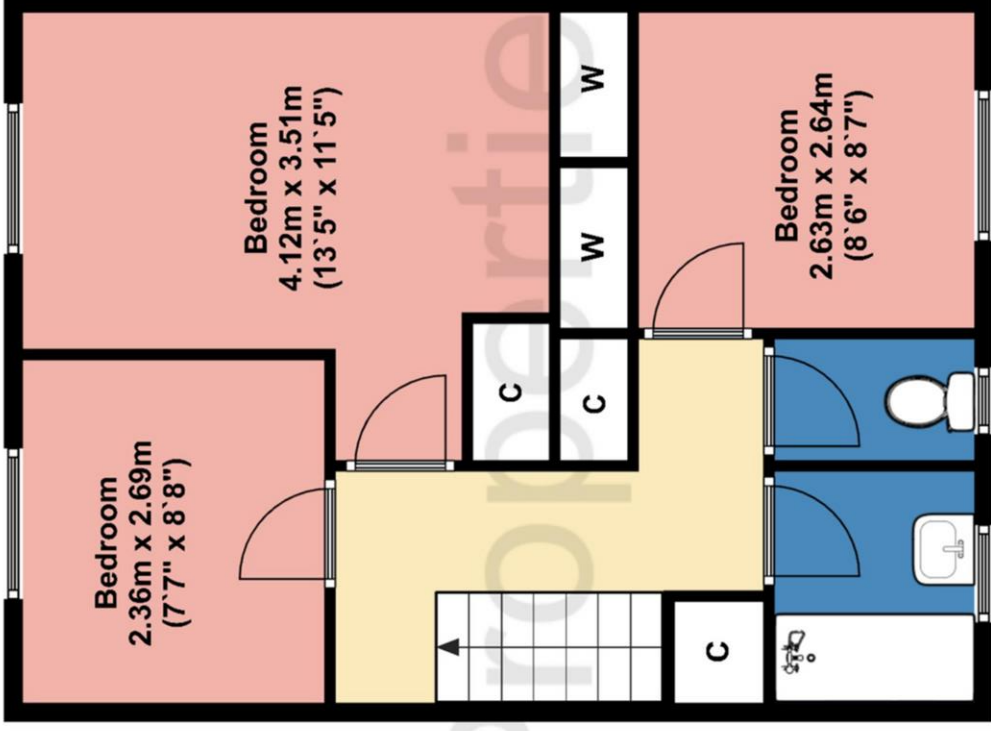
**COUNCIL TAX** We are informed the property is Tax Band B.

**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.





**Ground Floor**  
 Approx 39.00 Sq meters (420.00 Sq feet).



**First Floor**  
 Approx 40.00 Sq meters (431.00 Sq feet).