

20 RATCLIFFE PLACE,
KESWICK

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



20 Ratcliffe Place, KESWICK, Cumbria, CA12 4DZ

Brief Résumé

This cosy cottage is located in the heart of Keswick. 20 Ratcliffe Place has two bedrooms and is just a short walk from the town centre and the nearby Derwentwater Lake and Theatre by the Lake.

Description

The property dates back to 1865 and has a lovely stone frontage. Situated just a short walk from the town centre, Ratcliffe Place is a very popular area of Keswick being so close to all the local amenities as well as the popular Cinema, Theatre By The Lake and Derwent Water Lake.

The property is currently used as a holiday home and Airbnb but could equally be an investment property or permanent home. As you approach the cottage there is a wooden porch that covers the main front door. As you enter in to the lounge, you are greeted with a lovely cosy space with windows front and back and a lovely fireplace surround housing an electric fire. The kitchen is just off the lounge/dining area and is equipped for all that's needed. There is a stable door that leads to a little shared yard area, from here there is gate access to George Street. Access to the first floor is just off the lounge and there are two bedrooms and a bathroom. The property is part double glazed and benefits from gas central heating.



Accommodation:

Entrance

Front door enters in to:

Lounge/Diner

Window to front. Electric fire with wood surround and marble hearth and backing. Door to storage cupboard under the stairs. In the dining area, there is a window to the rear and door to the first floor. Consetina door to:

Kitchen

Good range of wall and base units with contrasting work surfaces. Single drainer sink and taps. Integrated electric oven and hob. Integrated fridge. Tile floor. Part tiled to walls. Window to rear. Radiator. Stable door to rear access.



Staircase to first floor split landing

Bedroom One

Double or twin bedroom. Window to front. Radiator.

Bedroom Two

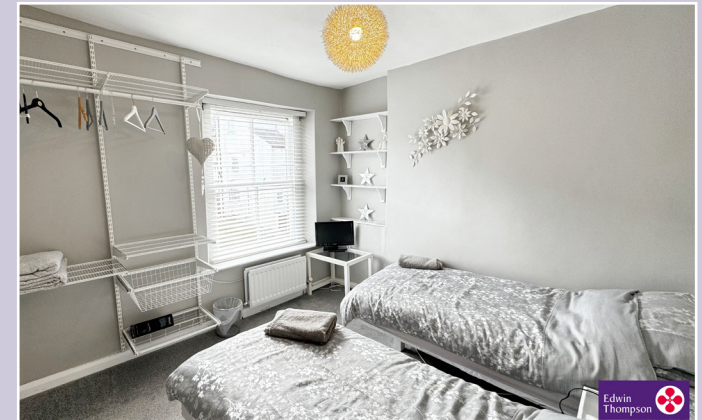
Single bedroom. Built in airing cupboard housing gas Worcester combination boiler. Window to rear.

Bathroom

Shower unit with Mira electric shower. WC. Wash hand basin housed in Vanity unit. Wall mirror with light above. Fully tiled. Radiator. Window to side.

Outside

To the front, the front door is accessed via the pavement. To the rear is a small, shared area with space for a bench and gate access on to George Street.



Services

All mains services are connected. Gas fired central heating is via a boiler located in bedroom two.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client that the council tax band is C. The rate for 2024/2025 is £2124.34

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

CA12 4DZ Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

CA12 4DZ Broadband

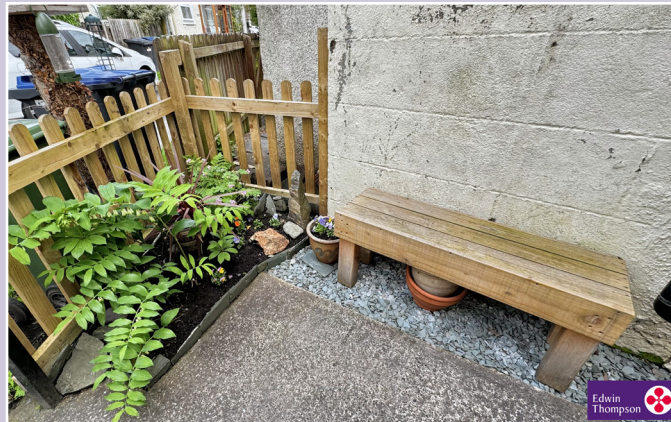
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

↓ Download: 37 Mbps

↑ Upload: 8.6 Mbps

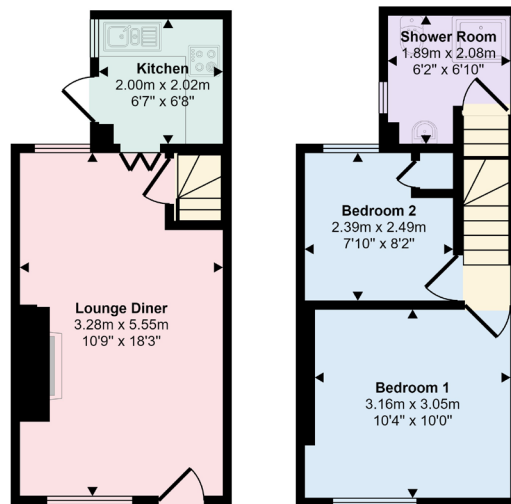
*Information provided by the thinkbroadband.com website.

REF: K3445789





Approx Gross Internal Area
45 sq m / 487 sq ft



Ground Floor
Approx 22 sq m / 242 sq ft

First Floor
Approx 23 sq m / 245 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

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- These particulars were prepared in May 2024.