

**3 HUNTING LODGE CLOSE,
BOTHEL,
WIGTON**

**Edwin
Thompson**



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3 Hunting Lodge Close, Bothel, WIGTON, Cumbria, CA7 2JG

Brief Résumé

Three Bedroom terraced house with garden and views over the Lakeland fells. The property would be ideal for a first time buyer or as a family home. The property is in need of modernisation.

Description

3 Hunting Lodge Close is situated in the quiet village of Bothel. The property enjoys pleasing views of the surrounding Cumbrian countryside and is a short distance to the nearby A595 which provides excellent transport links to Cockermouth, Workington, Keswick and Carlisle.

The historic market town of Wigton is situated close by and offers a wide variety of shops, pubs and restaurants and is located between the Caldbeck fells and the Solway coast. The Lake District National Park is a stones throw away where outdoor activities can be enjoyed.

The property is accessed from the front paved garden. The front door takes you into a good size, open plan kitchen/diner. Double wooden doors give access to a large light and bright lounge with multi-fuel stove and sliding patio doors out to the small rear garden. The open plan staircase leaves the lounge and takes you to the first floor where there are three bedrooms and a bathroom.



Accommodation:

Entrance

Front door enters in to:

Kitchen/Diner

The kitchen area has a range of wall and base units. Single drainer sink and taps. Part tiled to walls. Window looking to the front of the property.

The dining area has a window also looking to the front. Radiator. Space for table and chairs. Wooden double doors to:

Lounge

Good size room. Multi-fuel stove set in to chimney breast with tile hearth. Sliding patio doors to rear garden. Electric panel heater to wall. Stair case to first floor. Door to:

Storage cupboard

Window to rear. Space to hang coats and store boots and shoes.

Staircase to first floor

Landing

Access to all rooms. Loft access with drop down ladders.

Bedroom One

Double bedroom. Window to rear with views of the open countryside. Radiator. Door to walk in storage cupboard with hanging rail.



Bedroom Two

Small double bedroom. Window facing the front. Recess with shelf and hanging rail. Radiator

Bedroom Three

Single bedroom. Window facing the front. Recess with shelf and hanging rail. Radiator

Bathroom

Bath with Redring electric shower above. WC. Wash hand basin. Part tiled to walls. Radiator. Door to airing cupboard housing hot water tank. Shelving.

Outside

To the front there is a small paved front garden. To the rear is a paved seating area and small grassed area with mature shrubs and plants. Rear access to the bottom of the road.

Services

Mains electricity, water and drainage. The heating is via the back boiler in the stove in the lounge. When the stove is on, it heats the wet radiators. The immersion tank in the bathroom for hot water can be heated by the stove when on or can be turned on by the switch in the kitchen.

Tenure

Freehold



Agent's Note

The garden to the rear has a pathway that is shared by the residents of Hunting Lodge Close.

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 A. The rate for 2024/2025 is £1504.44

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

CA7 2JG		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



CA7 2JG	Broadband
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA7 2JG in the last 12 months:

⬇ Download: 32.8 Mbps

⬆ Upload: 5.9 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

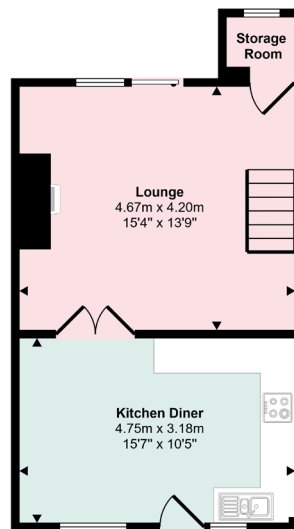
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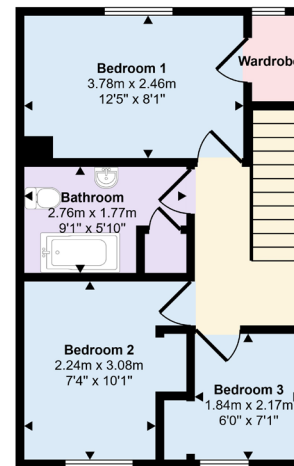
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Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 36 sq m / 390 sq ft

Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
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Kendal
Keswick
Newcastle
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