

# Cumbrian Properties

## 1 Cambridge Drive, Penrith



**Price Region £215,000**

**EPC-C**

Semi-detached property | Popular residential location  
1 reception | 3 bedrooms | 2 bathrooms  
Gardens & parking | Close to town centre & amenities

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/ 1 CAMBRIDGE DRIVE, PENRITH

Situated in this popular residential area, a UPVC double glazed and gas central heated, three bedroom, two bathroom, semi-detached property with gardens and parking. The accommodation briefly comprises entrance hall, cloakroom, dining kitchen and lounge with patio doors to the rear garden. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Low maintenance front garden, lawned rear garden, block paved allocated parking to the front of the property and adjoining visitor parking available. Situated close to the town centre and all local amenities on offer.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor and understairs storage cupboard. Doors to cloakroom, dining kitchen and lounge.

**CLOAKROOM** Two piece suite comprising low level WC and pedestal wash hand basin. Radiator and tiled flooring.

**DINING KITCHEN (15'5 max x 8' max)**

**KITCHEN AREA** Fitted kitchen incorporating a stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above and oven below, integrated washing machine and dishwasher, integrated fridge and freezer and wood effect flooring.

**DINING AREA** Radiator, wood effect flooring and UPVC double glazed window.



DINING KITCHEN

**LOUNGE (15' x 11'6)** Radiator, UPVC double glazed window with shutters and UPVC double glazed patio doors with bi-fold shutters opening on to the rear garden.



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## **FIRST FLOOR**

**LANDING** Loft access, doors to bedrooms and family bathroom.

**BEDROOM 1 (11'8 max x 10'5 max)** UPVC double glazed window, radiator, built-in storage cupboard housing the boiler and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring, radiator and UPVC double glazed frosted window.



EN-SUITE SHOWER ROOM

**FAMILY BATHROOM (8'3 max x 5' max)** Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring, radiator and UPVC double glazed frosted window.



FAMILY BATHROOM

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**BEDROOM 2 (11'3 x 8'4)** UPVC double glazed window and radiator.



BEDROOM 2

**BEDROOM 3 (7'7 x 6'3)** UPVC double glazed window, radiator and built-in storage cupboard.

**OUTSIDE** Low maintenance garden with allocated block paved parking and adjacent visitor parking. Steps lead down to gated access to the rear of the property and bin store. Lawned rear garden with patio area and garden shed.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold. Annual charge through LSL approximately £130 per annum.

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

**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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more than

**455**

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Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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