

# Cumbrian Properties

2 Marshall Terrace, Shap



Price Region £170,000

EPC-E

Cottage | Sought after area with countryside views  
1 reception | 2 double bedrooms | 1 bathroom  
Charming original features | No onward chain

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## 2/ 2 MARSHALL TERRACE, SHAP, PENRITH

This well presented charming two double bedroom cottage situated in the sought after area of Shap is an incredible opportunity for a first-time buyer or equally as a buy to let investment. The accommodation with lovely countryside views to the front, briefly comprises of lounge with multi-fuel stove, and kitchen. To the first floor are two double bedrooms, with master bedroom having a decorative cast fireplace, exposed beam and window seat to enjoy the views. This property is close to many local amenities including schools, shops and regular bus routes and is a twenty minute drive from Penrith town centre and in close proximity to the M6 motorway. The property comes with double glazed windows throughout and is sold with no onward chain.

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

**Entrance via a glazed composite door through to the entrance vestibule.**

**ENTRANCE VESTIBULE** Double glazed window either side, tiled flooring, LED light above and a solid wood stable door with glazed panel to the lounge.

**OPEN-PLAN DINING LOUNGE (16' x 12'5)** Double glazed window to the front, multi-fuel stove sat on a stone base with decorative stone surround, staircase to the first floor and doors to understairs storage and kitchen.



DINING LOUNGE WITH MULTI-FUEL STOVE

### 3/ 2 MARSHALL TERRACE, SHAP, PENRITH

**KITCHEN (11' x 7'5)** Fitted kitchen with a mixture of wall and base units and complementary worktops incorporating an electric cooker with extractor hood above, sink with mixer tap, partly tiled walls and splashbacks, space for washing machine (currently no plumbing) and space for fridge. Ceiling spotlights, double glazed windows to the rear and double glazed UPVC door to the rear.



KITCHEN

### **FIRST FLOOR**

**LANDING** Doors to both double bedrooms and family bathroom.

**MASTER BEDROOM (12'6 x 10')** Double glazed bay window with window seat to the front, decorative cast iron fireplace, door to the airing cupboard and exposed beams above.



MASTER BEDROOM

**BEDROOM 2 (11' x 9')** Double glazed windows to the rear.



4/ 2 MARSHALL TERRACE, SHAP, PENRITH

**FAMILY BATHROOM** Three piece white suite comprising sink with mixer tap, WC and panelled bath with electric shower above. Partly tiled walls, vinyl flooring, exposed original beam and ceiling spotlights.

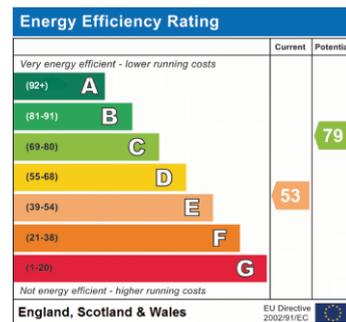


FAMILY BATHROOM

**OUTSIDE** To the front of the property is a low maintenance garden enjoying views of the countryside. To the rear of the property is a shared access lane with wooden bin storage.



VIEWS TO THE FRONT



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

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

**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.