

# Cumbrian Properties

## The Ramblings, Renwick



**Price Region £230,000**

**EPC-**

End-terraced property | Grade II listed

Open plan lounge/dining/kitchen | 3 bedrooms | First floor bathroom

Front, side & rear gardens | Sought after village location

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## 2/ THE RAMBLINGS, RENWICK, PENRITH

A Grade II listed, three-bedroom end-terraced property situated in the sought after village of Renwick. The ground floor briefly comprises a vestibule leading into a spacious open plan lounge/dining/kitchen and utility room. To the first floor there are three good sized bedrooms and a three-piece bathroom. The property would make an ideal family home, holiday let/second home, or buy to let investment, having previously been successfully utilised as a rental property.

The oil fired central heated accommodation, with approximate measurements, briefly comprises:

**Front door into vestibule with access into the open plan lounge/dining/kitchen.**

**OPEN PLAN LOUNGE/DINING/KITCHEN (23' x 16')** Three radiators, single glazed windows to the front and side, and staircase to the first floor with timber framed sash window to the rear.

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring electric hob with tiled splashback, tiled flooring and door to utility room.



OPEN PLAN DINING/LOUNGE/KITCHEN

**UTILITY ROOM (9' x 7')** Fitted wall and base units with worksurfaces, radiator, UPVC double glazed window to the rear, double glazed timber framed door to the side.

3/ THE RAMBLINGS, RENWICK, PENRITH



UTILITY ROOM

**FIRST FLOOR**

**LANDING** Radiator, doors to bedrooms and bathroom.

**BEDROOM 1 (13' x 10')** Timber framed double glazed sash window to the rear, and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 9'5)** Single glazed timber framed sash window to the front, and radiator.



BEDROOM 2

4/ THE RAMBLINGS, RENWICK, PENRITH

**BEDROOM 3 (15'5 x 6')** Single glazed timber framed sash window to the front, and radiator.



BEDROOM 3

**BATHROOM (10' x 8')** Three piece suite comprising WC, wash hand basin and shower above panelled bath. Radiator, single glazed timber framed sash window to the side, tiled splashbacks and tile effect vinyl flooring.



BATHROOM

**OUTSIDE** To the front and side of the property is a low maintenance garden laid to Astro turf with shrub and flower borders, paving and gravelled areas enclosed by a drystone wall. Low maintenance gated rear yard laid to “crazy paving” with drystone wall, fencing and outside tap.



REAR OF THE PROPERTY

5/ THE RAMBLINGS, RENWICK, PENRITH

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

**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.

EPC GRAPH TO  
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