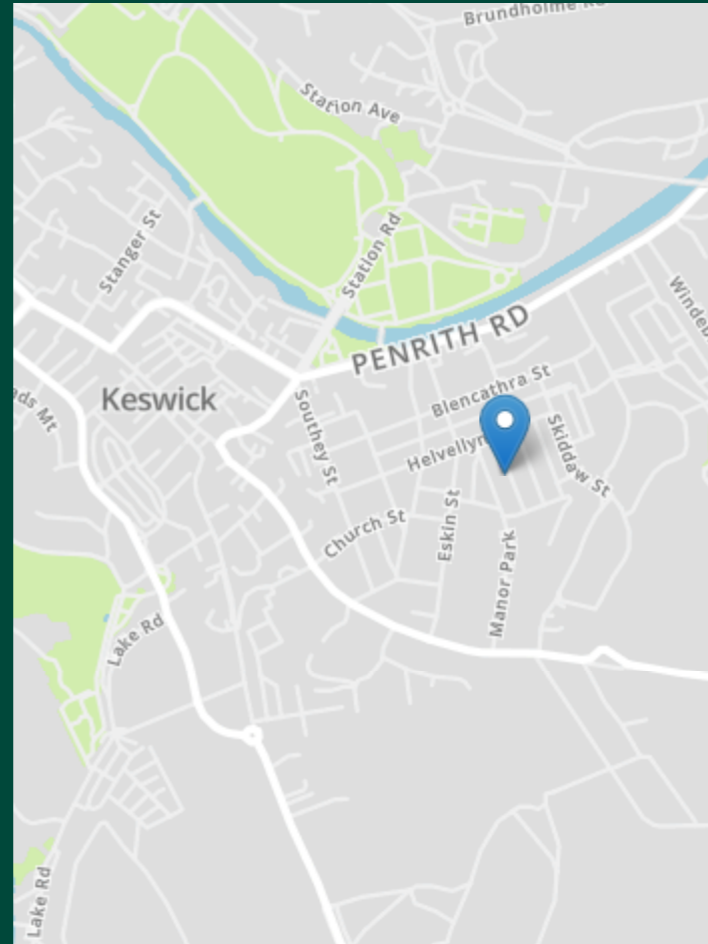


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Living Room: 21'10" x 13'4" (6.66 x 4.07 m)
- Kitchen: 11'9" x 7'8" (3.60 x 2.35 m)
- Utility Room: 9'2" x 5'8" (2.80 x 1.73 m)
- WC: 5'2" x 4'8" (1.60 x 1.44 m)
- Entry: 3'3" x 3'4" (1.00 x 1.03 m)

Floor 1

- Bedroom: 9'4" x 13'3" (2.87 x 4.06 m)
- Bedroom: 8'10" x 8'4" (2.71 x 2.54 m)
- Landing: 5'7" x 8'3" (1.72 x 2.52 m)
- Bathroom: 8'11" x 4'8" (2.73 x 1.45 m)

Approximate total area⁽¹⁾
718.35 ft²
66.74 m²

Reduced headroom
5.36 ft²
0.50 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



16 St Herbert Street, Keswick, Cumbria, CA12 4DF

- Mid terrace house
- Rear yard
- EPC Rating: Band D
- 2 Bedrooms
- Current holiday let
- Council Tax Band - assessed for Business Use
- Town centre
- No onward chain
- Tenure: freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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017687 74546

keswick@pfc.co.uk

www.pfc.co.uk

LOCATION

St Herbert Street is located close to the centre of Keswick and therefore conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

An immaculately presented, mid-terraced property, modernised and currently utilised as a holiday let but would equally make a lovely primary home. This is a deceptively spacious and light property with a cosy living/dining room, quality galley kitchen, further utility room and cloakroom/WC to the ground floor. To the first floor there are two double bedrooms and a three piece bathroom. The property also has the benefit of a rear courtyard with raised patio area.

All within just a short walking distance to the town centre - and being sold with no onward chain.

ACCOMMODATION

Entrance Porch

1.00m x 1.03m (3' 3" x 3' 5") With coat hooks and part glazed door to:

Living/Dining Room

6.66m x 4.07m (21' 10" x 13' 4") A bright, modern yet characterful, dual aspect room with windows to front and rear. Ceiling spotlighting, picture rail, electric stove effect fire set on slate hearth with feature wood mantel, two radiators and built in shelving with feature wood lintel over. The dining area has space for a four person dining table. Under stairs storage cupboard and stairs to first floor accommodation. Step up to: -

Kitchen

3.60m x 2.35m (11' 10" x 7' 9") A side aspect kitchen fitted with modern, quality, wall and base units with complementary work surfaces incorporating stainless steel sink/drain unit with mixer tap. Ceiling spotlighting, built in Ignis electric oven and Lamona electric hob with extractor over, and space for freestanding fridge. Door to good sized, shelved, storage cupboard.

Utility Room

2.80m x 1.73m (9' 2" x 5' 8") A side aspect room with space/plumbing for washer/dryer, dishwasher and freezer. Coat hooks, radiator, and door to generous storage cupboard (which also houses the Worcester boiler). Door to rear courtyard and further door to: -

Cloakroom/WC

1.60m x 1.44m (5' 3" x 4' 9") Fitted with WC and wash hand basin with mirror above. Radiator.

FIRST FLOOR

Landing

1.72m x 2.52m (5' 8" x 8' 3") With radiator, storage cupboard and loft access.

Bedroom 1

2.71m x 2.54m (8' 11" x 8' 4") A rear aspect, double bedroom with radiator.

Bedroom 2

2.87m x 4.06m (9' 5" x 13' 4") A front aspect, double bedroom with radiator and over stairs storage cupboard.

Bathroom

2.73m x 1.45m (8' 11" x 4' 9") A fully tiled bathroom with obscured window to rear aspect, radiator and three piece suite comprising bath with mains powered shower over and glass shower screen, WC and wash hand basin with mirror, shaver socket and shelf above.

EXTERNALLY

Courtyard

There is a small seating area to the front of the property with boundary wall and railing. To the rear is an enclosed flagged courtyard with seating space, raised patio and water tap. Gate to rear of the property.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Naphthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street, proceed to the second right turning on to St Herbert Street then continue along the street where the property can be found on the right hand side.

