

Cumbrian Properties

16 Brunswick Square, Penrith



Price Region £260,000

EPC-E

Mid-terraced property | Popular town location
2 receptions | 4 bedrooms | 2 bathrooms
Kitchen & sun room | Gardens & residents parking

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Situated in this sought-after area close to the town centre, a four bedroom, two bathroom, two reception room, three storey, mid-terraced property. The majority UPVC double glazed and gas central heated accommodation briefly comprises vestibule, entrance hall, lounge, dining room, kitchen, sun room and shower room. To the first floor there are two bedrooms and four piece family bathroom with freestanding bath. To the second floor there are two further bedrooms. Lawned front garden and enclosed rear yard. All of the houses in Brunswick Square enjoy exclusive use of the maintained central garden which currently has an annual charge of £180 per annum to cover the communal area. Residents permit parking is also available. The town centre offers a range of local amenities including schools, shops, supermarkets and leisure facilities and is the gateway to the North Lakes, conveniently situated for Ullswater.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Coving to the ceiling and glazed door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and understairs storage cupboard. Doors to lounge and dining room, door and step down into kitchen.

LOUNGE (15' max to bay window x 11'8 max) Decorative wooden fireplace with marble hearth, UPVC double glazed bay window, radiator, original picture rail and coving to the ceiling.



LOUNGE

DINING ROOM (12'8 x 9'6) UPVC double glazed window, radiator, picture rail and storage cupboard.



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KITCHEN (12'5 x 8') Fitted kitchen incorporating a one and a half bowl stainless steel sink with mixer tap, four ring gas hob with extractor hood and oven below, space for fridge freezer, plumbing for washing machine and dishwasher. Double glazed sash window, UPVC double glazed window, tile effect vinyl flooring and opening to the sun room.



KITCHEN

SUN ROOM (11'7 max x 5' to doors) Double glazed Velux window, radiator, tile effect flooring, double glazed French doors with windows to either side opening onto the rear yard and door to shower room.



SUN ROOM

SHOWER ROOM (11'5 incorporating shower unit x 3') Three piece suite comprising shower with tiled surround, low level WC and wall mounted wash hand basin. Towel rail radiator and tile effect vinyl flooring.

FIRST FLOOR

HALF LANDING Door to bathroom.

LANDING Radiator, staircase to the second floor, doors to bedrooms 1 and 2.

BEDROOM 1 (15'7 x 12') Two UPVC double glazed windows with lovely views across the Square to the private gardens, radiator, picture rail and coving to the ceiling.

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BEDROOM 1

BEDROOM 2 (13' x 9'6) UPVC double glazed window and radiator.



BEDROOM 2

BATHROOM (12'6 max x 7'9) Four piece suite comprising freestanding bath with mixer tap, tiled shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls, radiator, wood effect flooring and UPVC double glazed window.



BATHROOM

SECOND FLOOR

HALF LANDING Double glazed Velux window.

LANDING Doors to two further bedrooms.

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BEDROOM 3 (15'8 x 12' to under eaves storage) Sloping ceiling with double glazed Velux window, radiator and fitted bedroom furniture.



BEDROOM 3

BEDROOM 4 (10'5 x 9'4) Double glazed Velux window, radiator and under eaves storage cupboard.



BEDROOM 4

OUTSIDE Lawned front garden enclosed by wall and wrought iron railings with borders housing a variety of mature shrubs, bushes and flowers. Enclosed rear yard with gated access to the rear lane with a small garden area and drying facilities.



REAR YARD



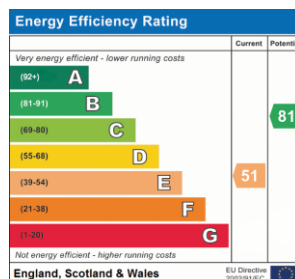
RESIDENTS PRIVATE GARDEN

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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.



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