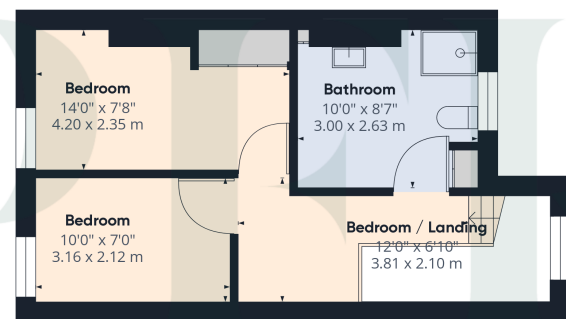


Floor 0



Floor 1

PFK

Approximate total area*
775.65 ft²
72.06 m²

(1) Excluding balconies and terraces

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



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

- Council Tax band C
- Freehold
- Two bedrooms
- Sought after location
- EPC TBC

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

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www.pfk.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 main line railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A lovely cottage in this popular location, partly upgraded with a modern kitchen with underfloor heating, the benefit of a good size front garden for a property in the town centre of Keswick. The accommodation briefly comprises entrance porch, hallway, dining room with double doors into the sitting room, which overlooks the garden and a kitchen with access to the rear yard. On the first floor are two bedrooms and a large shower room. With some upgrading this would make a lovely family home or would be equally suitable for investment purposes as holiday/letting accommodation.

ACCOMODATION

Entrance Porch

1.25m x 1.03m (4' 1" x 3' 5")

Entrance Hallway

3.70m x 1.05m (12' 2" x 3' 5") Stairs to first floor and a radiator.

Living room

3.59m x 3.40m (11' 9" x 11' 2") Window to front aspect, feature electric fireplace, fitted shelving, radiator and double glass doors into the dining room.

Dining room

3.65m x 3.18m (12' 0" x 10' 5") Window to rear aspect, feature electric fireplace, fitted shelving and a radiator.

Kitchen

4.11m x 2.59m (13' 6" x 8' 6") Door to rear yard, window to side aspect, under stair storage, a range of matching wall and base units, tiled splashback, wooden work surfacing with upstand, gas hob with extractor over, oven, ceramic deep set sink with chrome mixer tap, integrated fridge freezer and integrated washing machine. Under floor heating throughout the kitchen.

FIRST FLOOR

Landing

3.81m x 2.10m (12' 6" x 6' 11") Obscured window to rear aspect, loft hatch.

Bathroom

3.00m x 2.63m (9' 10" x 8' 8") Obscured window to rear aspect, wash hand basin, shower cubicle with electric shower, wc, radiator and fitted cupboard housing the water tank.

Bedroom 1

4.20m x 2.35m (13' 9" x 7' 9") Window to front aspect, fitted wardrobe and a radiator

Bedroom 2

3.16m x 2.12m (10' 4" x 6' 11") Window to front aspect and a radiator

EXTERNALLY

Garden

The front enclosed garden is paved and shilled for ease of maintenance. Paved rear yard with external tap and gate into the alleyway.

ADDITIONAL INFORMATION

Tenure and EPC

The tenure is Freehold.

The EPC rating TBC

Referral and 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage and gas central heating. 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 the office head right along Southey Street. Take the third turning on the left onto Helvellyn Street, continue to the second right turning onto St Herbert Street and the property is a short distance on the left hand side set back from the road with the garden at the front.

