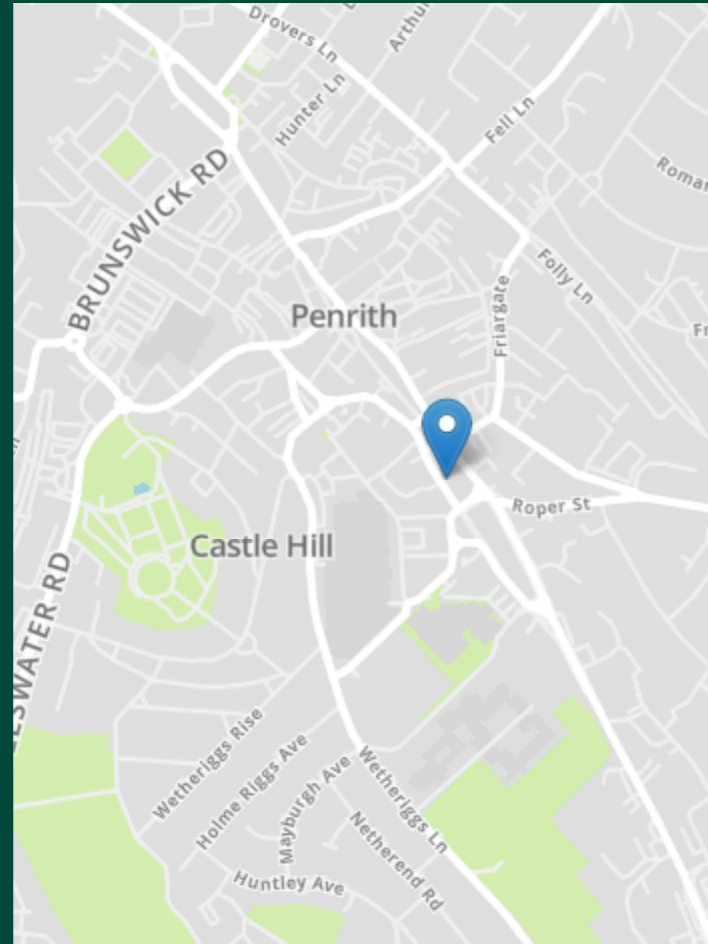


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area\***

501.81 ft<sup>2</sup>  
46.62 m<sup>2</sup>

**Reduced headroom**

7.32 ft<sup>2</sup>  
0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 7 Southend Road, Penrith, Cumbria, CA11 8JH

- Semi Detached Cottage
- Parking Permit Available
- Tenure – Freehold
- Two Bedrooms
- Convenient Town Centre Location
- Council Tax - Band A
- Modernised Throughout
- External Courtyard Area
- EPC Rating - E

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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## LOCATION

The property is located close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

## PROPERTY DESCRIPTION

Modernised to a high standard, this two bedroom, semi detached cottage, with easy to maintain courtyard area to the rear and the advantage of residential permit parking is well worthy of your attention. Located close to Penrith town centre and all local amenities the property is currently utilised as a holiday let but would equally make the perfect first home.

The property benefits from full double glazing, spotlighting and wooden, cottage style latched doors throughout with accommodation briefly comprising entrance hallway, bright living/dining room, modern fitted kitchen, two double bedrooms and a shower room. The external courtyard area offers a lovely space for al fresco dining or for sitting out and relaxing.

No onward chain.

Early viewing is highly recommended.

## ACCOMMODATION

### Entrance Hallway

2.07m x 1.84m (6' 9" x 6' 0") Accessed via uPVC entrance door. Cloaks hanging area, modern radiator, stairs to first floor accommodation and latched door to:-

### Living/Dining Room

3.62m x 4.36m (11' 11" x 14' 4") Beautiful, contemporary style, front aspect, reception room with spotlighting, modern radiator, feature panelling and useful shelved recess. Space for small dining table. Latched door to:-

### Kitchen

2.00m x 2.69m (6' 7" x 8' 10") Bright, contemporary kitchen fitted with modern wall and base units in a dark grey finish with complementary light wood effect work surfaces, marble effect, panelled splash backs and contrasting dark coloured composite sink/drain unit with mixer tap. Built in oven and hob above with extractor above, integrated fridge, spotlighting, wall mounted, electric radiator and part glazed, uPVC door providing convenient access to the enclosed courtyard area.

## FIRST FLOOR

### Landing

0.89m x 0.86m (2' 11" x 2' 10") Providing access to two double bedrooms and a shower room. Access to loft space (via hatch).

### Shower Room

2.05m x 2.51m (6' 9" x 8' 3") A beautifully presented, rear aspect, shower room with modern three piece suite comprising large, fully panelled, walk in shower - with electric shower fitted, and wash hand basin and WC with feature panelling behind. Obscured window, useful built in cupboard and wall mounted electric radiator.

### Bedroom 1

3.62m x 2.45m (11' 11" x 8' 0") Front aspect, double bedroom with wall mounted electric radiator.

### Bedroom 2

02.64m x 2.62m (8' 8" x 8' 7") Front aspect, double bedroom with wall mounted electric radiator.

## EXTERNALLY

### Parking

We understand that a zoned parking permit is available for owners of this property.

### Courtyard Area

The property benefits from a secure and deceptively private, rear courtyard which has been laid with decorative stones for ease of maintenance. Can be accessed directly via the kitchen or externally via a lockable gate which is inset within high boundary fencing.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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. Electric heating and double glazing installed. 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 Penrith office, 01768 862135.

**Directions:** From the PFK office head proceed past the Clock monument and continue down King Street. Turn right onto Crown Square and then take a left to Southend Terrace. The property is on your left hand side.

