

4 LITTLE HILLS,
KESWICK

Edwin
Thompson



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4 Little Hills, KESWICK, Cumbria, CA12 5DH

Brief Résumé

Quietly tucked away, this charming property has three bedrooms, garden, parking and all in the centre of Keswick. Viewing highly recommended. No upward chain.

Description

4 Little Hills is a hidden gem, located right in the heart of Keswick Town. The property is an attractive Victorian terraced house arranged over 3 floors offering good sized accommodation and benefitting from Gas central heating and part double glazing. In need of a little modernisation but with superb potential. This house must be seen to be appreciated. The property is lucky enough to have a garden, 2 parking spaces and superb views of the Lakeland Fells.

4 Little Hills offers on the ground floor, kitchen, open plan lounge and dining area. To the first floor, WC and two bedrooms. To the second floor is a further bedroom and bathroom.

To the rear of the property is a lawned garden and the parking is adjacent to the front entrance in the carpark of Windsor Court.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and charm



Accommodation:

Entrance

Entrance door located off the small courtyard area to the front.

Kitchen

Window. Assorted range of wall and base units. Single drainer sink and tap. Space for Fridge and Freezer. Space for Washing Machine. Space for free standing Cooker and Hob. Door to:

Dining Area

Double glazed sliding sash window. Built in feature cupboards and drawers. Radiator. Door to understairs cupboard with light. Follows through to:

Lounge Area

Sliding sash bay window with secondary glazing, looking to the garden. Radiator. Electric fire and surround. Door to:

Inner Hallway

Radiator. Part glazed door to porch. Door to back garden. Stairs to first floor.

First Floor

Window. WC. Radiator

Bedroom one

Large double bedroom. Wooden sliding sash double glazed window. Views of the surrounding fells. Radiator.



Bedroom Two

Double bedroom. Wooden sliding sash double glazed window. Radiator. Vanity unit with sink.

Stairs to second floor

Landing

Window. Small loft hatch. Doors to:

Bedroom Three

Double bedroom. Wooden sliding sash double glazed window with stunning views of the surrounding Lakeland fells. Velux window. Radiator. Built in Storage unit. Baxi gas boiler for heating.

Bathroom

Velux window. Three-piece suite comprising WC, wash hand basin, and bath with electric Mira shower above. Radiator. Part tiled. Door to under eaves storage. Door to airing cupboard housing hot water tank.

Outside

As you walk down Lake Road, heading to the lake, just after George Fisher you turn to your left where there is a sign for Little Hills. The property is approached via a small paved courtyard giving access to the kitchen door. To the rear of the property is a laid to lawn garden with mature hedging and fencing as boundaries. The garden is well stocked with spring bulbs, fruit trees, mature shrubs and plants. Gravelled seating area. Gate with access over next door to the side of the properties.



Parking

There are 2 parking spaces adjacent to the front of the property in Windsor Court carpark.

Services

Mains gas, water, electricity, and drainage all connected. Gas central heating is via Baxi boiler located in bedroom three. Hot water is via Immersion Tank.

Tenure

Freehold.

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within "Band B". The Cumberland Council website quotes the total council tax for 2023/24 as £1665.12.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

		CA12 4HZ Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website



		CA12 4HZ Broadband
FTTH/FTTP		✗
Ultrafast Broadband (>=100 Mbps)		✗
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

⬇ Download: 24.5 Mbps

⬆ Upload: 7.7 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3401725



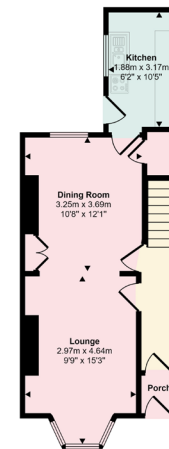
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

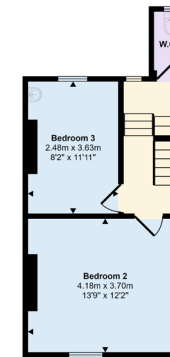
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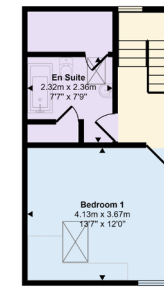
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 33 sq m / 358 sq ft



Second Floor
Approx 31 sq m / 331 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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