

4 RIVERSIDE COURT,  
ELLIOT PARK,  
KESWICK

Edwin  
Thompson



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The UK's number one property website



# 4 Riverside Court,

Elliot Park, KESWICK, Cumbria, CA12 5NS

## Brief Résumé

Attractive two bedroomed mid mews property, located in the heart of Keswick town. The property has parking, garden, and stunning views. Local Occupancy restriction apply.

## Description

4 Riverside Court is a lovely two-bedroom mid terrace house within the popular Elliott Park development close to Keswick town centre. The position is ideal for affording a considerable degree of privacy yet being within a few minutes' walk of a wide range of shops, restaurants, pubs, the town's principal supermarket and bus station, and many other amenities. Also close by are some of the town's delightful parks and open spaces, Derwentwater, and the famous Theatre by the Lake.

As you approach the property there is parking to the front. The front entrance takes you into a good size modern kitchen with slate floor, breakfast bar and integral appliances. Following through the kitchen you reach a lovely lounge/dining with patio doors taking you to a private garden with mature hedging for privacy and a fabulous, paved seating area to enjoy the stunning views of the surrounding fells. As you go back through the lounge there is a good size understairs cupboard for storage. Stairs to the first floor are off the kitchen and are light and airy. The master bedroom has superb views of the fells and is a good size double. The second



bedroom looks to the front and is also a good size. The family bathroom is equipped with bath with shower over, wash hand basin and WC. The property is fully double glazed and benefits from gas central heating.

## Accommodation:

### Ground Floor

#### Entrance Vestibule

Entrance door. Open to

#### Kitchen

Window to front. Range of wall and base units with single drainer sink and taps. Plumbing for washing machine. Integrated oven with electric hob, extractor fan above. Microwave. Breakfast bar. Slate flooring. Radiator. Door to Inner Vestibule. Door to:

#### Lounge/Dining Room

Window to rear garden. Double doors to rear garden. Karndean flooring. Ladder panel radiator. Door to understairs cupboard with light and ample storage.

#### Inner Vestibule

Staircase to first floor



## First Floor

### Landing

Access to Bedrooms One, Bedroom Two and Bathroom. Storage cupboard housing gas combination boiler. Further cupboard. Loft access.

### Bedroom One

Double bedroom. Two windows with views of the Lakeland fells. Radiator.

### Bedroom Two

Double or Twin bedroom. Window to front. Radiator.

### Bathroom

Three-piece suite comprising WC, wash basin and bath with shower above. Part tiled. Radiator.

### Outside

To the front is one parking space. To the rear is a lovely garden with stunning views. Wooden fence to boundary with mature hedging. Paved patio area for dining and an area with artificial grass. Large storage shed.



**Services**

All mains' services connected.

**Council Tax**

Our client informs Edwin Thompson as being within "Band B".

**Agents Notes**

Please note, this property was affected by the floods of 2009 and 2015.

Local Occupancy restrictions apply.

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Tenure**

Freehold

**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 4NS Mobile Signal

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✗	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

CA12 4NS 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: 70.5 Mbps

↑ Upload: 18.1 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

REF: K3092517





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

Edwin  
Thompson



Approx Gross Internal Area  
72 sq m / 775 sq ft



Ground Floor  
Approx 37 sq m / 393 sq ft

First Floor  
Approx 35 sq m / 382 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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- These particulars were prepared in May 2024