

Cumbrian Properties

Victoria Place, Kirkby Thore



Price Region £185,000

EPC-G

Terraced property | In need of refurbishment
2 receptions | 3 bedrooms | Characterful accommodation
Generous rear garden & outbuilding | No onward chain

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2/ VICTORIA PLACE, KIRKBY THORE, PENRITH

A handsome, three bedroom, Victorian terraced house located in the popular village of Kirkby Thore. This property would make a wonderful family home and is full of character, with spacious rooms, a beautiful garden and huge potential. Internally the accommodation briefly comprises entrance hall with an incredible period feature – a two-way door to the inner hall/dining kitchen, lounge, dining room, three first floor bedrooms and family bathroom. Outside the property boasts a superb rear garden, with stone-built outhouse offering various options for use, greenhouse and a lovely open aspect. In need of refurbishment throughout this sizeable property offers huge scope for anyone looking for a unique property to put their own stamp on. Sold with no onward chain viewing is essential to fully appreciate all that this wonderful home has to offer.

The double glazed accommodation with approximate measurements briefly comprises:

Original front door into entrance hall.

ENTRANCE HALL Door to lounge and a two-way door to the dining kitchen/inner hall.

LOUNGE (13'4 x 13') UPVC double glazed window to the front, single glazed sash window to the side with stained glass panel, open fireplace and picture rail.



LOUNGE

DINING KITCHEN (24'7 x 7') Wall and base units with worksurfaces over incorporating a single bowl sink, wooden doors to the rear and wooden door with feature arched window to the front.



DINING KITCHEN

3/ VICTORIA PLACE, KIRKBY THORE

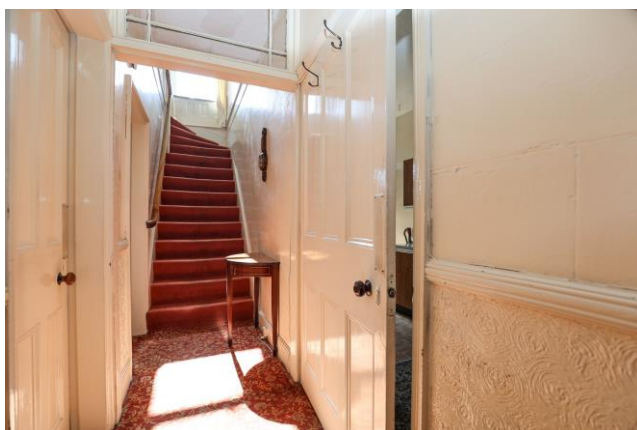


DINING KITCHEN



DINING ROOM

INNER HALL Staircase to the first floor and door to dining room.



INNER HALL

DINING ROOM (13'4 x 13' narrowing to 10'8) Single glazed window to the rear, UPVC double glazed window overlooking the rear garden, open fire with back boiler, and door to the rear hall.

REAR HALL Single glazed door to the garden, serving hatch to the kitchen, and an understairs storage cupboard.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Access to the part boarded loft.



LANDING

4/ VICTORIA PLACE, KIRKBY THORE

BEDROOM 1 (14' x 11'8) UPVC double glazed window to the front.



BEDROOM 1

BEDROOM 2 (13'8 x 10'4) UPVC double glazed window to the front.



BEDROOM 2

BEDROOM 3 (10'4 x 10') UPVC double glazed window to the rear and built-in cupboard housing the hot water cylinder.



BEDROOM 3



BATHROOM

5/ VICTORIA PLACE, KIRKBY THORE

OUTSIDE To the rear of the property is a beautiful, enclosed garden mainly laid to lawn with flower and shrub borders, greenhouse and stone-built outbuilding. On-street parking is available to the front of the property however the property does currently rent a single parking space a short distance from the property.



GARDEN



VIEW

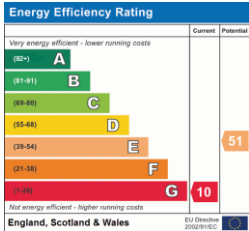


RENTED PARKING SPACE

LOCATION Kirkby Thore sits just off the A66 with village amenities including primary school, village store and hall, with further amenities in Penrith (approx. 9 miles) and Appleby (approx. 5 miles).

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.



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.