

Cumbrian Properties

8 Clifford Court, Penrith



Price Region £200,000

EPC-

Terraced house | Popular location
1 reception | 3 bedrooms | 1 bathroom
Gardens | Garage

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2/ 8 CLIFFORD COURT, PENRITH

A three bedroom, mid terraced property situated in this popular location. The UPVC double glazed and gas central heated spacious accommodation briefly comprises entrance hall, cloakroom, lounge, dining hall, kitchen and utility. To the first floor there are three bedrooms and bathroom. Low maintenance gardens, parking space and integral garage. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into the entrance hall.

ENTRANCE HALL Wall mounted electric heater, doors to cloakroom and lounge.

CLOAKROOM Two piece suite comprising low level WC and wall mounted wash hand basin. Part tiled walls and UPVC double glazed frosted window.

LOUNGE (20'6 max x 12' max) Gas fire (currently not connected) with marble back and hearth in a wooden surround, radiator, coving to the ceiling and UPVC double glazed patio doors to the rear garden with lovely views towards the fells.



LOUNGE

DINING HALL (11' x 9' incorporating staircase) Radiator, UPVC double glazed floor to ceiling window, staircase to the first floor and glazed door to the kitchen.



DINING HALL

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KITCHEN (10'7 x 9'6) Fitted kitchen incorporating a stainless steel sink with mixer tap, four ring electric hob with extractor hood above and double oven below, dishwasher, integrated fridge, tiled flooring, UPVC double glazed window and UPVC double glazed door to the utility.



KITCHEN

UTILITY (10' x 5'9) Wall and base units with complementary worksurfaces, plumbing for washing machine, space for tumble dryer, tiled flooring, UPVC double glazed window, UPVC double glazed door to the rear and door to integral garage.

FIRST FLOOR

LANDING Loft access, storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (14'6 max x 9'8 max) UPVC double glazed window, radiator, coving to the ceiling and fitted wardrobes.



BEDROOM 1

BEDROOM 2 (14'4 max x 8'5 max) UPVC double glazed window with fantastic views towards the fells. Radiator and built-in storage cupboard.

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BEDROOM 2

BEDROOM 3 (15'3 max x 9'6 max) Sloping ceiling, radiator and UPVC double glazed window with fantastic views towards the fells.



BEDROOM 3

BATHROOM Four piece suite comprising rainfall shower and shower attachment in tiled cubicle, panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, tile effect flooring, chrome towel rail radiator, ceiling spotlights, UPVC double glazed frosted window and built-in storage cupboard.



BATHROOM

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OUTSIDE Low maintenance stone chipped front garden housing a variety of mature shrubs and bushes. Low maintenance block paved rear garden with flower border. A tarmacadam parking space leads to the integral garage.

GARAGE (17'7 x 9') Up and over door, power and light, British gas boiler and UPVC double glazed frosted window.



REAR OF THE PROPERTY



REAR & GARAGE

TENURE We are informed the tenure is Freehold.

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

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