



Keswick

**Offers Over
£295,000**

4 Brigham Row
Keswick
Cumbria
CA12 4JT

A spacious and well appointed two double bedroom terrace cottage conveniently situated on a side street only half a mile from Keswick town centre. The property has been successfully used by the current owners for holiday letting since 2007 and is equally suitable as a primary or second home.

Property Ref: KW0079

2

2

2

E



Accommodation

Ground Floor:

Dining Kitchen 21' 1" x 11' 4" (6.43m x 3.45m)

With fitted base and wall units, single drainer stainless steel sink unit, integrated oven, hob, extractor unit, fridge, freezer, washing machine, drier, plumbing for dishwasher, radiator, open plan to dining room.

Living Room 21' 8" x 11' 6" (6.6m x 3.51m)

With two radiators.

First Floor:

Landing

Bedroom One 13' 5" x 11' 11" (4.09m x 3.63m)

With radiator.

En-suite Bathroom 11' 11" x 7' 5" (3.63m x 2.26m)

With WC, wash hand basin, bath with shower over, heated towel rail.

Bedroom Two 11' 7" x 9' 5" (3.53m x 2.87m)

With radiator, built in double wardrobe with radiator.



Shower Room 9' 5" x 8' 4" (2.87m x 2.54m)
With WC, wash hand basin, large shower cubicle, radiator.

Tenure
Freehold.

Services
Main's water, gas, electricity and drainage. Gas central heating to radiators.

Rateable Value
£3,900

Energy Performance Certificate
The full Energy Performance Certificate is available on our website and also at any of our offices.

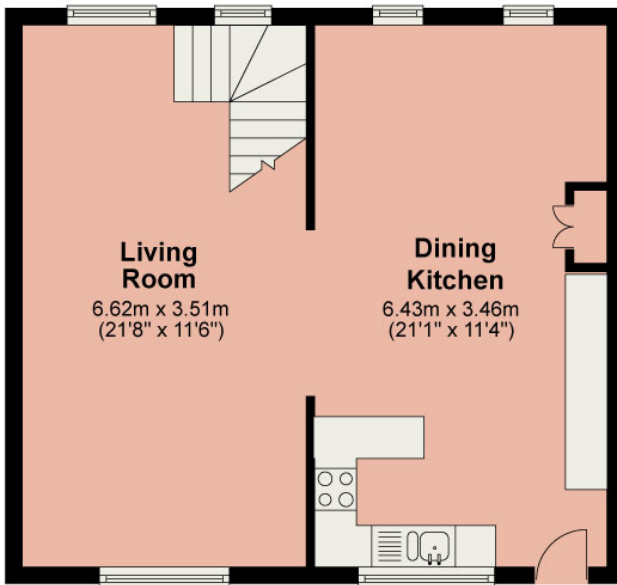
Directions
From Keswick town centre proceed onto Penrith Road and Brigham Row is situated on the right immediately before the Twa Dogs public house.

Viewings
By appointment with Hackney & Leigh's Keswick office.

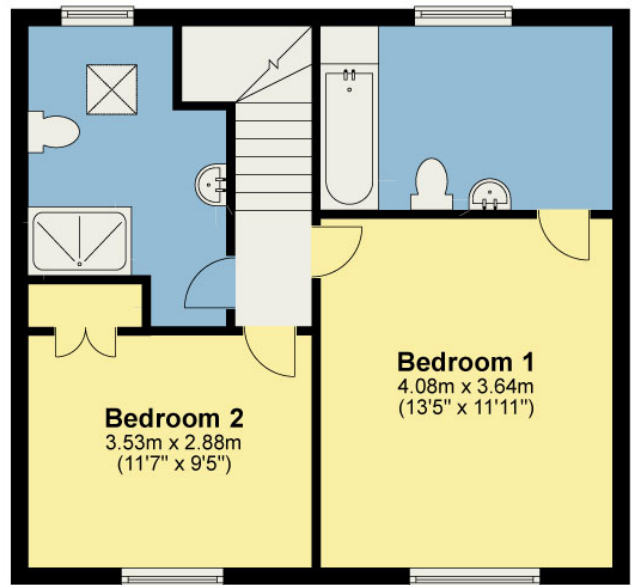
Price
Offers over £295,000 invited.



Ground Floor



First Floor



Total area: approx. 89.6 sq. metres (963.9 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.