



## Windermere

**£285,000**

20 Holly Terrace  
Windermere  
Cumbria  
LA23 1EJ

Traditional Lakeland stone 2 bedroomed cottage in the heart of Windermere village, set back in a quiet location. Close to the train station, shops, pubs and restaurants with outside space. This property would make a wonderful permanent, second or holiday home.

Property Ref: W5615

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Sitting Room



Bedroom 1

**Description:** 20 Holly Terrace is an attractive characterful cottage with a lovely country style breakfast/dining kitchen and good sized rooms. The property boasts gas fired central heating and uPVC double glazed windows.

**Location:** The property is centrally located but set back in a quiet residential area of Windermere.

From Windermere Co-op on Crescent Road go up Oak street and take the first left onto Havelock Road. Holly Terrace is found by taking the 2nd road to the right and is set back behind the houses on Havelock Road.

#### Entrance Porch

**Sitting Room** 14' 3" max x 10' 5" (4.34m x 3.18m) Gas fire, access to rear patio garden via a porch.

**Kitchen** 13' 0" x 11' 0" (3.96m x 3.35m) Built in wall and base units, part tiled walls, stainless steel inset sink, gas hob, electric double oven, cupboard containing Glow Worm gas fired boiler, cupboard under stairs and 2 smaller built in cupboards and plinth heater.

#### Stairs To First Floor

**Bedroom 1** 13' 7" max x 12' 1" (4.14m x 3.68m) Views of the village and partial views of the fells.

**Bedroom 2** 12' 6" max x 8' 7" (3.81m x 2.62m)

**Bathroom** Shower over bath, WC, wash basin and part tiled walls.

**Outside:** Rear yard with 2 exterior stores. Front paved patio. Each cottage on Holly Terrace has a right of access over both the rear yard and front area.



Kitchen

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating to radiators and uPVC double glazed windows to the main house (front porch is single glazed)

**Tenure:** Freehold

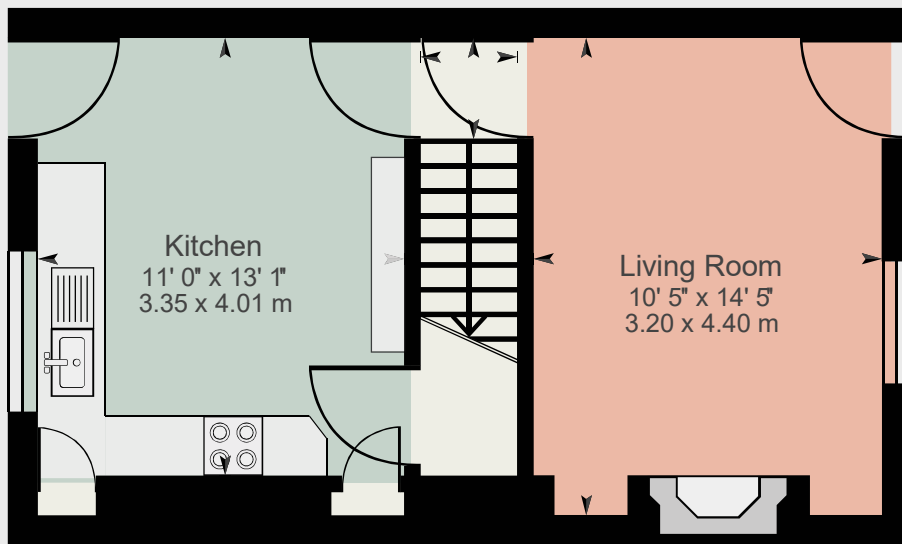
**Council Tax:** South Lakeland District Council - Band C

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

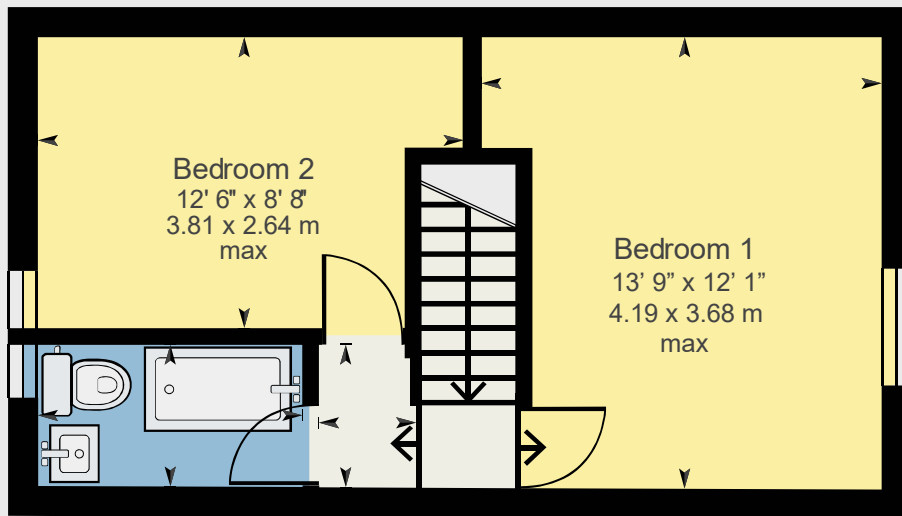
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 2



Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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