



## Windermere

**£255,000**

The Annexe  
Upper Oak Street  
Windermere  
Cumbria  
LA23 2LB

A beautifully presented 1 bedroom bungalow with gas central heating and new double glazing. The property is set back from the hustle and bustle of the main road but still conveniently placed for local amenities with shops and restaurants in the heart of Windermere.

This compact, easily managed bungalow offers an open plan lounge complete with a woodstove and wood laminate flooring which completes the cozy feel to this property. A perfect holiday home or holiday let.

Property Ref: W5736







Living Room



#### Description

This neat 1 bedroomed bungalow provides a lovely blend of both modern and traditional features. Recently refurbished and renovated, this cosy and easy to manage property is ready to walk into either as a permanent home, second home or holiday let. Within walking distance of the amenities of Windermere Village and the local Queens Park recreation ground.

#### Location

From the one-way system though Windermere, turn left off Crescent Road before the Co-op on to Oak Street which continues on Upper Oak Street. Then, take the left turn just before you meet the park. Follow that road to the left and you will see The Annexe on your right hand side.

#### Accommodation (with approximate measurements)

##### Living Room

18' 8" max x 11' 4" max (5.69m x 3.45m)

The lounge is open plan with a wood stove in one corner and a vertical radiator in the other. Wood laminate flooring, double glazed windows, telephone and television point.

##### Kitchen Area

Fitted wall and base units, electric hob, oven and over cooker extractor fan. As well as washing machine, fridge, part tiled walls and a free standing breakfast bar.

##### Bedroom

8' 11" x 8' 9" (2.72m x 2.67m)

Overlooking private walkway to the side of the bungalow with TV point.

##### Shower Room

3 piece white suite of shower cubicle, wash basin and WC. Radiator/towel rail, extractor fan and tiled floor.

##### Rear Hall

Boiler cupboard housing, Glow Worm combi boiler, Hive thermostat.

##### Outside

Access to the rear of the property to a small garden area with storage box.

For a Viewing Call 015394 44461



Kitchen

**Tenure**  
Freehold.

**Services**  
Mains gas, water, drainage and electricity.

**Council Tax**  
South Lakeland District Council - Band A

**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

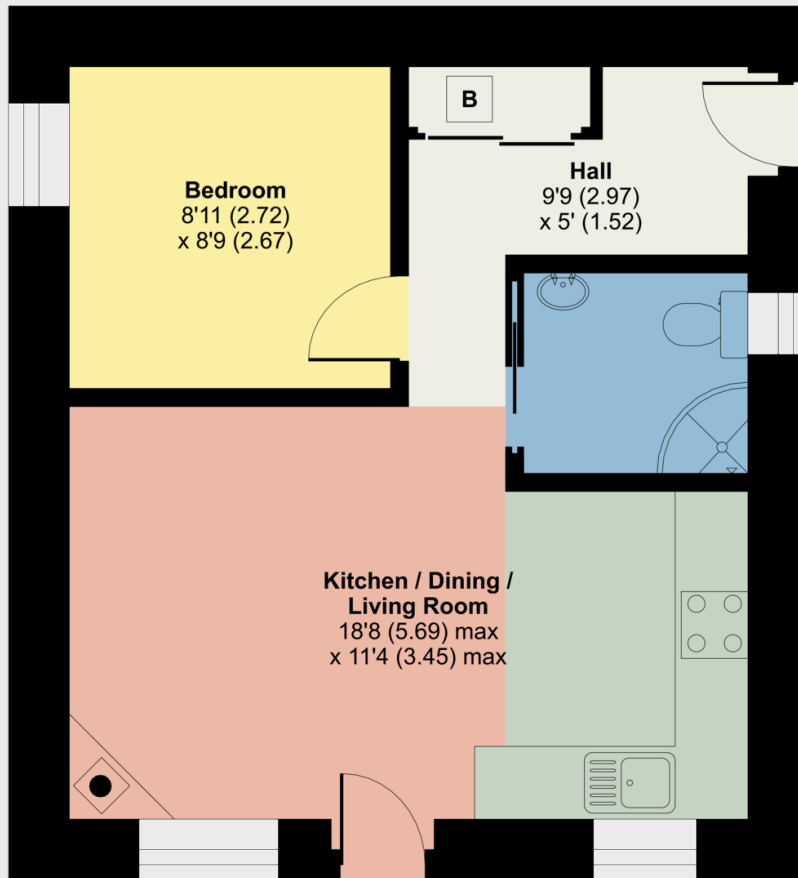


Shower Room

# The Annexe, Upper Oak Street, Windermere, LA23

Approximate Area = 385 sq ft / 35.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Hackney & Leigh. REF: 802283

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