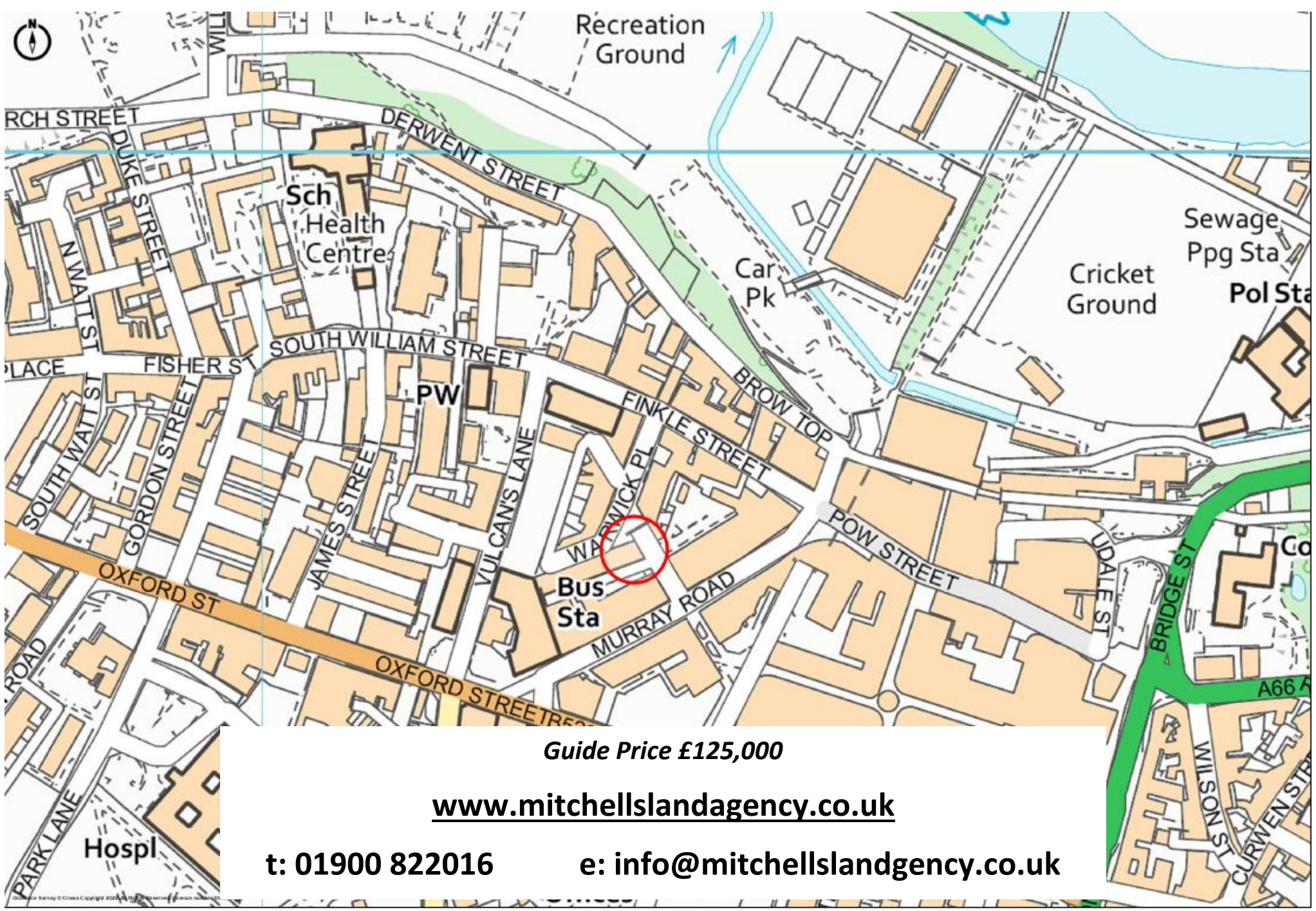


**2 Upton Street & 11a Warwick Place**

Workington, CA14 2BJ







**Guide Price £125,000**

**[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)**

**t: 01900 822016**

**e: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)**



## DESCRIPTION

The property is an end terrace corner plot which has been split into two flats. 2 Upton Street being the ground floor flat and 11a Warwick Place being the first floor flat. 2 Upton Street is currently vacant and 11a Warwick Place is currently tenanted on a 12 month short hold tenancy.

2 Upton Street briefly comprises of; from the entrance hall a large double bedroom with dual aspect windows, living room with fireplace, kitchen with space for a dining table and 3 piece bathroom with shower over the bath.

11a Warwick Place is a 2 story maisonette comprising of a large living room with fireplace, separate kitchen with space for a table, 3 piece bathroom with shower over bath. Then on the 2<sup>nd</sup> level are two double bedrooms.



### METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

### VIEWING

Strictly by arrangement with the Sole Agents:  
Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria,  
CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

### SERVICES

The properties benefit from mains electricity, gas, water and drainage

### PHOTOS

Internal photos are of the vacant flat (2 Upton Street) the front cover and second page are of the frontage on 2 Upton Street and the external photo on page 3 is of 11a Warwick Place.

### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

### COUNCIL TAX

2 Upton Street - Council Tax band A with Allerdale Council.  
11a Warwick Place – Council Tax band A with Allerdale Council

**DATE OF PREPARATION** March 2022

### EPC

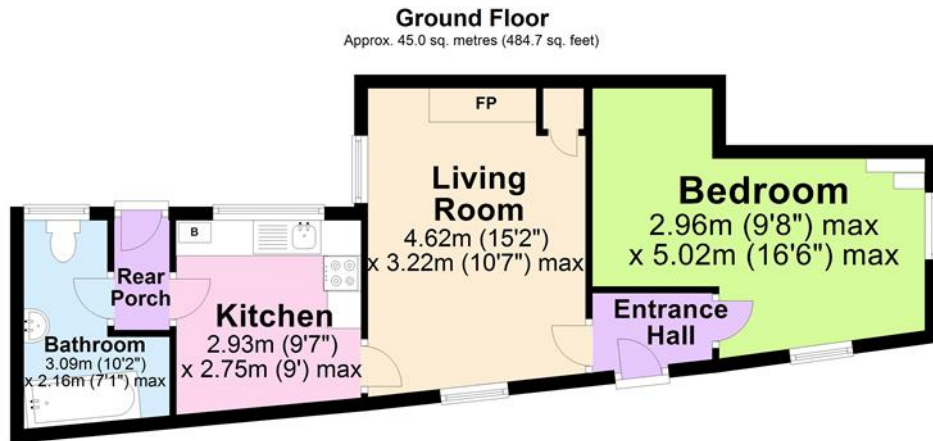
#### 2 Upton Street:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

#### 11a Warwick Place:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

## 2 Upton Street (ground floor flat)

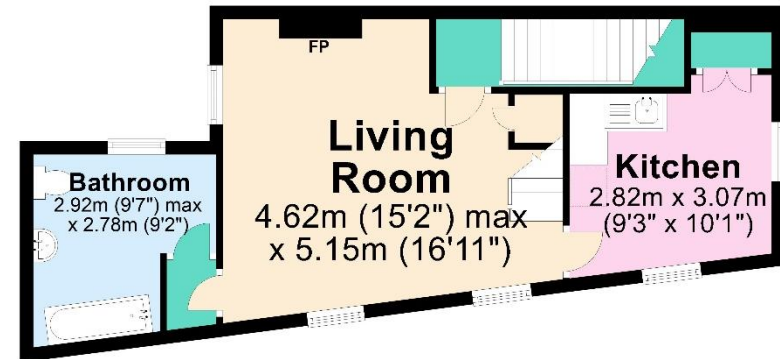


Total area: approx. 45.0 sq. metres (484.7 sq. feet)

## 11a Warwick Place (1<sup>st</sup> & 2<sup>nd</sup> floor flat)

### 1<sup>st</sup> Floor

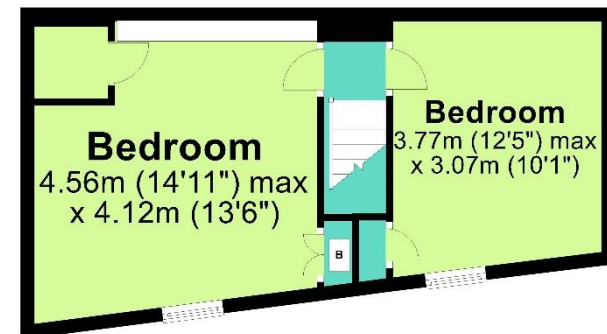
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

### 2<sup>nd</sup> Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken March 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.