

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



High Street

Offers in the region of £375,000

7 The Hollies, High Street, Keswick, CA12 5AH

A modern cottage style two bedroom semi-detached house most conveniently situated on a small private cul de sac in Keswick town centre with a delightful front view to the fells. A local occupancy condition applies.

Quick Overview

Modern cottage style semi-detached house

Most convenient town centre location

Small private cul de sac setting

Delightful front and side views to the fells

Two bedrooms

Rear paved yard

Allocated parking space

Local occupancy condition applies

Property Reference: KW0207



2



1



1



D



Broadband



Allocated
Parking



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

A modern cottage style two bedroom semi-detached house most conveniently situated on a small private cul de sac in Keswick town centre with a delightful front view to the fells. A local occupancy condition applies.

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Living / Dining Room 22' 10" x 13' 3" (6.96m x 4.04m)

With two radiators, under stairs cupboard, glazed double doors leading to the rear yard.

Kitchen 8' 10" x 7' 8" (2.69m x 2.34m)

With fitted base and wall units, sink unit, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine, gas boiler.

First Floor:

Landing

With radiator, built in cupboard.

Bedroom One 14' 3" x 10' 8" (4.34m x 3.25m)

Front bedroom with windows to two elevations, roof window, radiator, built in cupboard.

Bedroom Two 11' 9" x 9' 10" (3.58m x 3m)

Rear bedroom with radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

Outside:

Front forecourt garden, rear paved yard with shrubbed border and pedestrian access, adjacent allocated parking space.

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure

Leasehold with 999 years from 1985.

Council Tax

Band C.

Service Charge

We are advised that the current annual service charge is £340.

Local Occupancy Restriction

Occupancy restrictions apply that allow the purchase of the property by persons employed, about to be employed or last employed in the locality; or a person who has, for the period of three years immediately preceding his occupation had his only principle residence in the locality. Locality shall mean the administrative County of Cumbria.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Station Street in Keswick town centre continue onto St John's Street and after passing Derwent Street by the cinema turn right onto High Street. Proceed and the entrance to the Hollies is the first turning on the left.

Price

Offers in region of £375,000.



Bedroom One



Bedroom Two



View



Rear Garden

7 The Hollies, High Street, Keswick, Cumbria

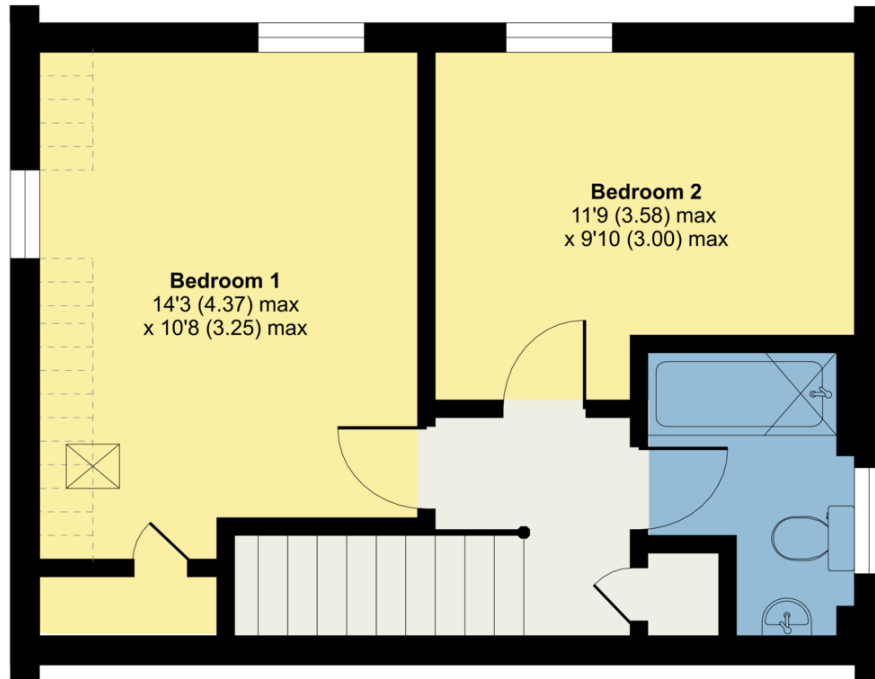
Denotes restricted head height

Approximate Area = 755 sq ft / 70.1 sq m

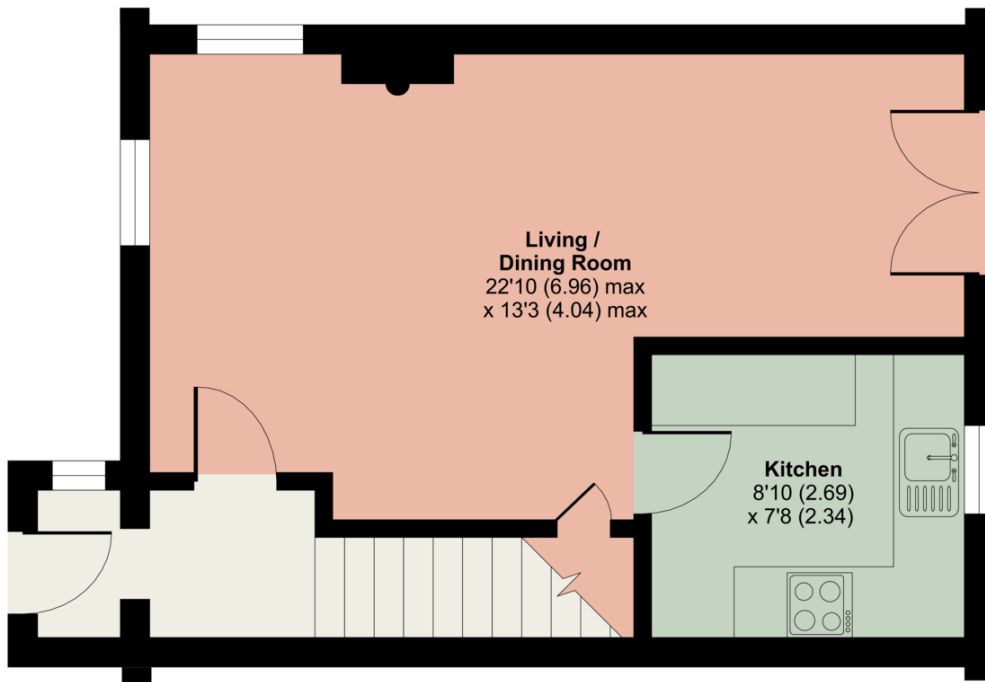
Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 773 sq ft / 71.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 921463

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