



## Windermere

£265,000

15 Claife Close, Windermere, Cumbria, LA23 2LL

A well proportioned, 3 bedroomed, family home on the outskirts of Windermere village yet within level walking distance of all the shops, restaurants and transport links. Now ready for the new owners to move in and enjoy with the added benefits of front and rear gardens and off road parking. A local occupancy condition applies.

### Quick Overview

- 3 Bedroomed mid terraced house
- 1 Large living room and 1 bathroom and downstairs WC
- Convenient location
- Front and rear gardens
- No Chain
- Close to schools, shops and transport links
- Some decoration required
- Local occupancy condition applies
- Nearby off road parking
- Superfast broadband speed of 79Mbps available



3



1



1



C



Superfast  
Broadband



Nearby off road  
parking

Property Reference: W5896



Living Room



Kitchen



Bedroom 1



Bedroom 2

### Location:

Located on the edge of the village, therefore convenient for amenities including a variety of shops, banks, restaurants and Queen's Park Recreation Ground. From Crescent Road Windermere turn left next to the Co-Op store onto Oak Street and 3rd left onto Droomer Drive; continue along and turn left into Claife Avenue and then 1st right into Claife Close. Number 15 can be found at the head of the Cul De Sac and along the path to the left.

### Description:

A good sized mid terraced family home with off road parking and front and rear gardens in a quiet but central location on the outskirts of Windermere village.

Entering the property through the porch, with large store and separate cupboard, and into the entrance hall where the modern kitchen, large living and dining room and downstairs WC can be found. Stairs to the first floor lead you to 3 bedrooms and modern shower room to the first floor. Whilst in good order the property is in need of some redecoration which most buyers will accept as an opportunity to make this house their own.

To the front of the property is a gravelled garden area and to the rear a paved patio area. The off road parking is shared by the surrounding, neighbouring properties and is on a first come first served basis.

### Accommodation (with approximate measurements)

#### Entrance Porch

#### Store

7' 11" max x 6' 6" (2.41m max x 1.98m)

#### Entrance Hall

#### WC

#### Kitchen

9' 10" x 9' 9" (3m x 2.97m)

#### Living Room

21' 11" x 10' 2" (6.68m x 3.1m)

#### Stairs to

First Floor

#### Bedroom 1

11' 8" x 10' 4" (3.56m x 3.15m)

#### Bedroom 2

12' 10" into wardrobe x 10' (3.91m x 3.05m)

### Bedroom 3

9' 8" max x 7' 5" (2.95m x 2.26m)

### Shower Room

### Property Information:

#### Services

Mains gas, water, drainage and electricity. Gas central heating to radiators and uPVC double glazed windows and doors.

#### Tenure

Freehold. Vacant possession upon completion.

#### 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.

#### What3Words

<https://what3words.com/directors.expand.bill>



Bedroom 3



Shower Room



Store

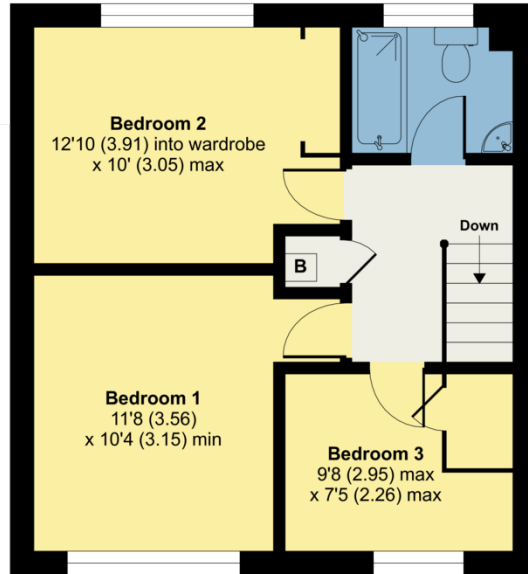
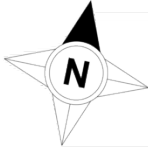


Front Elevation

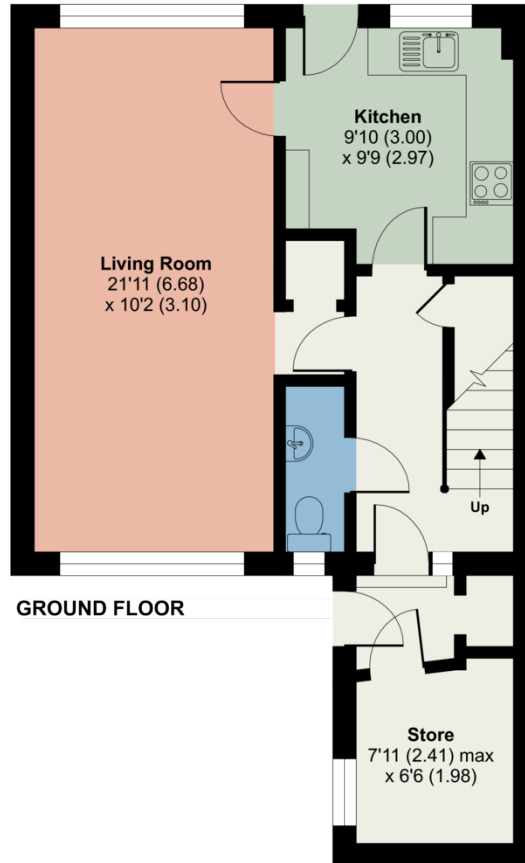
# 15 Claife Close, Windermere, LA23

Approximate Area = 982 sq ft / 91.2 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 2023. Produced for Hackney & Leigh. REF: 955363

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/03/2023.

Request a Viewing Online or Call 015394 44461