



8 Castle Oval, Kendal
£250,000



8 Castle Oval

Kendal

A well proportioned semi detached property pleasantly situated within this very popular residential in the market town of Kendal. Close to all the local amenities in the area with local transport services at hand as well which gives great access to the rest of The Lake District National Park. The property also has good road links to the M6 motorway.

The accommodation which is in need of refurbishment briefly comprises sitting room, kitchen and a cloak room to the ground floor. The first floor offers three bedrooms and a family bathroom. The property benefits from double glazing.

Externally there are garden areas to the front and rear of the property with on street parking available.

GROUND FLOOR

SITTING ROOM

14' 8" x 13' 9" (4.48m x 4.2m)

Both max. Double glazed window, built in cupboards, understairs storage, wood flooring.

KITCHEN

14' 11" x 8' 7" (4.56m x 2.61m)

Both max. Double glazed window, base and wall units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washer dryer, tiled splashback, built in cupboard.

CLOAKROOM

4' 5" x 3' 7" (1.34m x 1.09m)

Both max. Single glazed window, W.C.

PORCH

4' 9" x 2' 11" (1.45m x 0.88m)

Both max. Single glazed door.

ENTRANCE HALL

4' 10" x 3' 10" (1.47m x 1.18m)

Both max. Single glazed door.

FIRST FLOOR

BEDROOM

12' 2" x 11' 7" (3.71m x 3.52m)

Both max. Double glazed window, cast iron fireplace, wood flooring.

BEDROOM

11' 7" x 10' 7" (3.54m x 3.22m)

Both max. Double glazed window, wood flooring.

BEDROOM

9' 9" x 8' 5" (2.97m x 2.57m)

Both max. Double glazed window, wood flooring.

BATHROOM

6' 8" x 6' 8" (2.04m x 2.03m)

Both max. Double glazed window, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower fitment, partial tiling to walls, built in cupboard housing hot water cylinder.

LANDING

5' 11" x 3' 3" (1.81m x 1m)

Both max. Loft access, wood flooring.





OUTSIDE

An enclosed rear garden with a paved seating area, established hedges, trees, lawn also with a shed included. Access from the side of the property. To the front is a patio seating area with wheelchair access.

ON ROAD

Street parking.

EPC RATING G

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX: BAND C

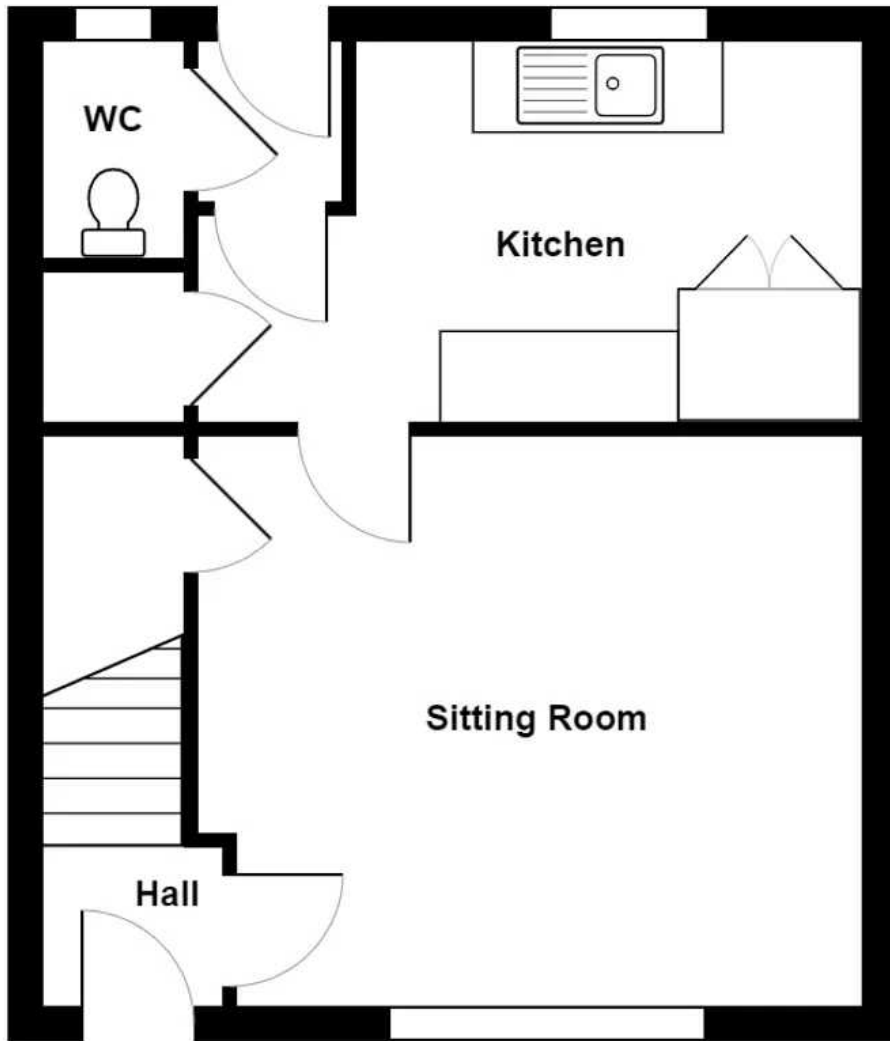
TENURE: FREEHOLD

DIRECTIONS

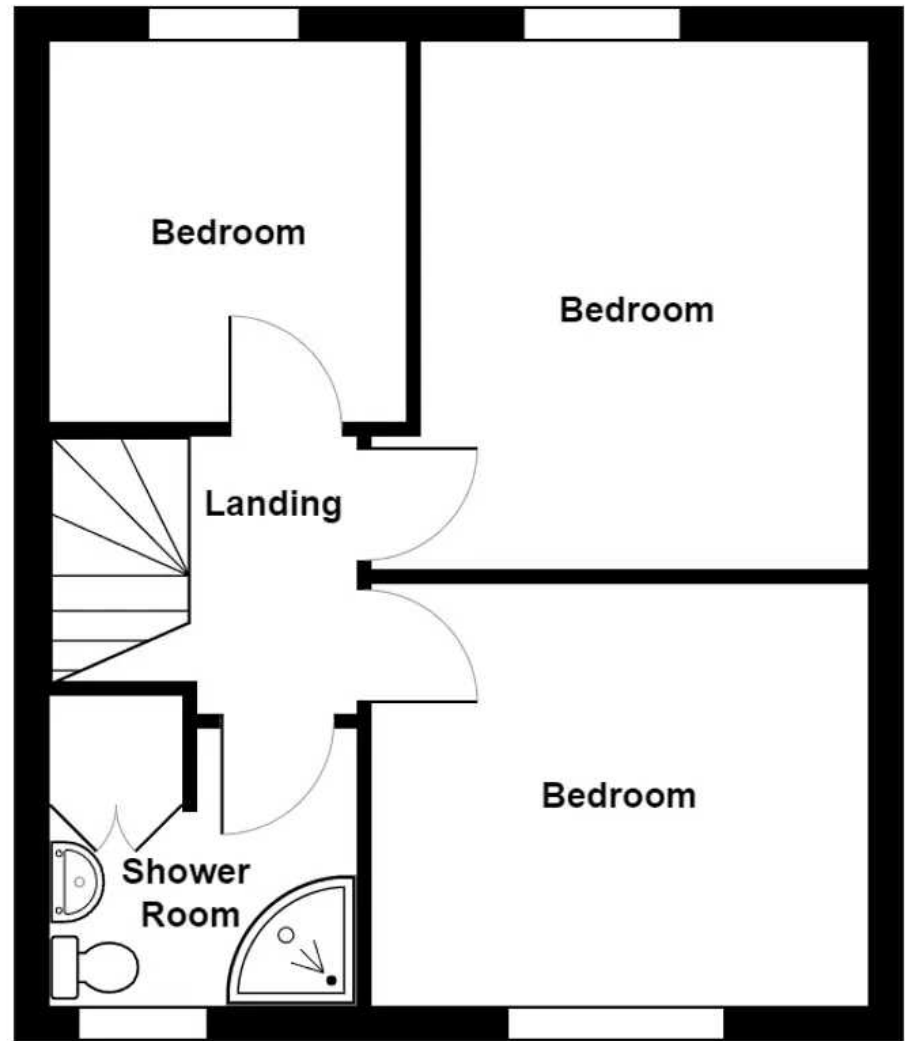
From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and at the zebra crossing turn left into Castle Street. Take the right hand turn on to Castle Road, then take the next left on to Castle Grove. Castle Oval is then the next left with number 8 being located on the left hand side.

WHAT3WORDS: maps.offers.guides.





Ground Floor



First Floor

8 Castle Oval, Kendal

Total Area: 71.0 m² ... 765 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**