



Keswick

Offers in the region of £350,000

20 Brundholme Gardens, Keswick, CA12 4NZ

A modern two double bedroom terrace house enjoying a tranquil cul de sac location only half a mile from Keswick town centre in a delightful elevated semi-rural setting by the river Greta. The property is equally suitable as a primary home, second home or for lucrative holiday letting.

Quick Overview

Modern terrace house
 Tranquil cul de sac location half a mile from Keswick town centre
 Delightful elevated semi-rural setting by the river Greta
 Two double bedrooms
 Living room with adjoining dining area and conservatory
 Fitted kitchen with integrated appliances
 Gardens, garage and parking space
 Ideal primary home, recreational second home or for lucrative holiday letting



2



1



1



D



Superfast
76Mbps



2

Property Reference: KW0271



Living / Dining Room



Living / Dining Room



Conservatory



Kitchen

Accommodation

Ground Floor:

Entrance Hall

With built in cupboard. Gas warm air boiler.

Open plan living / dining room 20' 7" x 11' 8" max
(6.27m x 3.56m)

With wall mounted electric fire.

Conservatory 8' 9" x 5' 2" (2.67m x 1.57m)

With external rear door.

Kitchen 8' 5" x 7' 9" (2.57m x 2.36m)

With fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, fridge / freezer.

First Floor:

Landing

Bedroom One 11' 10" x 10' 1" (3.61m x 3.07m)

Double bedroom.

Bedroom Two 11' 11" x 10' 3" (3.63m x 3.12m)

Double bedroom.

Bathroom

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

Outside:

Forecourt gravelled garden and paved rear garden.
Garage located within adjacent block, parking space.

Services

Mains water, electricity, gas and drainage. Gas warm air central heating.

Flooding

We are advised that the property experienced a low level of flooding in 2015, being the only time this has happened. Subsequently over £2.5 million has been invested in Keswick on flood alleviation measures.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre turn onto Station Road by Upper Fitz Park and continue past the bowling green bearing right onto Brundholme Road. The entrance to Brundholme Gardens is the first turning on the right and the property is located in the cul de sac situated immediately on the right.

Price

Offers in the region of £350,000.



Bedroom One



Bedroom Two



Bathroom

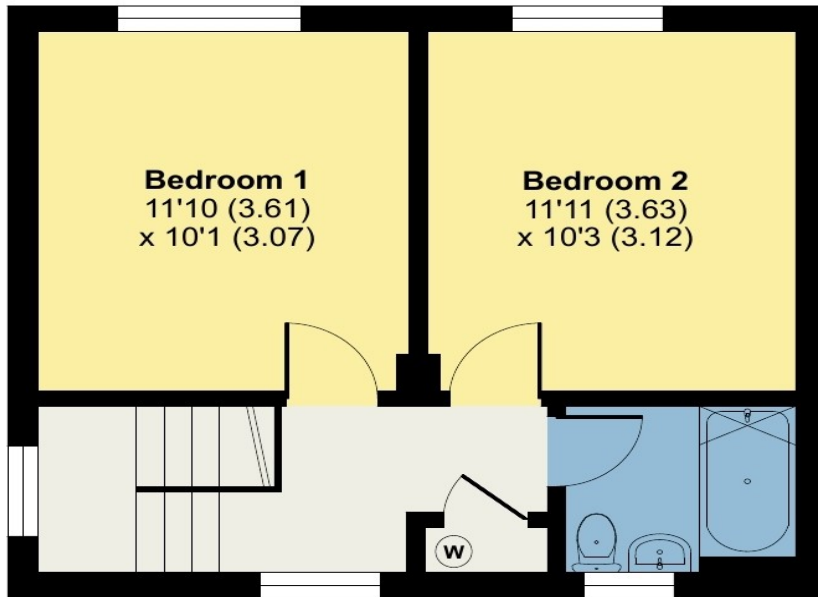


Rear Garden

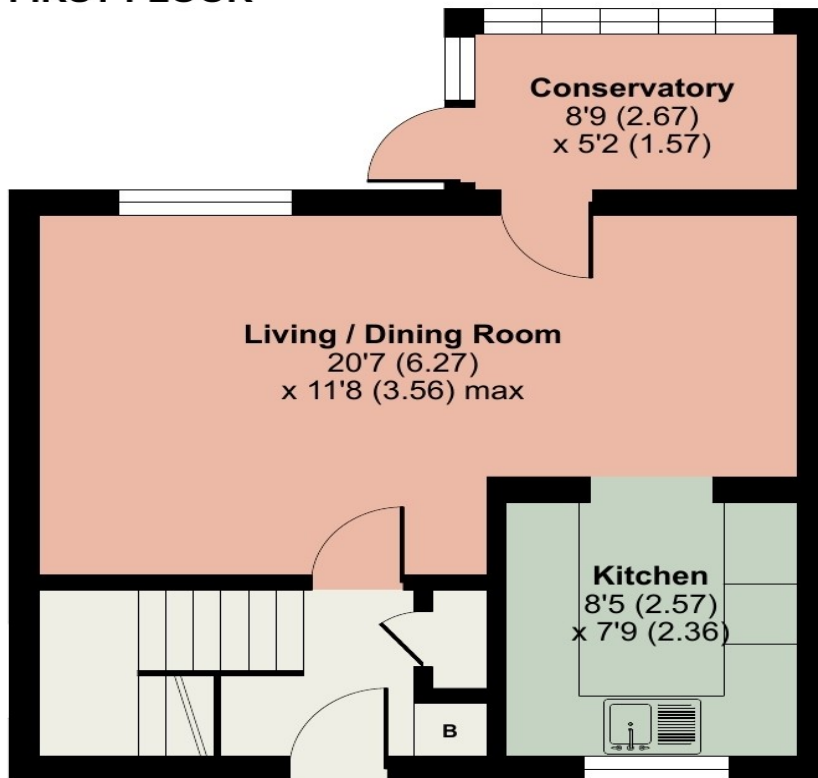
20 Brundholme Gardens, Keswick

Approximate Area = 790 sq ft / 73.3 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). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1001382

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 26/06/2023.

Request a Viewing Online or Call 01768 741741