



5 Linstock Avenue

Cockermouth CA13 9EG

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £215,000

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5 Linstock Avenue is a delightful light and airy bungalow set on a residential no through road in the Gem Town of Cockermouth. The bungalow although ready for upgrading would be an ideal first home or retirement property. The bungalow has a well-proportioned living room with gas fire and large picture window, the rear kitchen has built in wall and floor units and room for a table. There are two double bedrooms and a three-piece family bathroom with shower over the bath. The property benefits from an integral garage and gardens to the front and rear. The bungalow has uPVC double glazing throughout and the heating is provided by a back boiler on the gas fire.



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:

Mitchell's

land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

Mains electricity, gas, water, and drainage. Heating is provided by the back boiler on the fire.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band B with Cumberland Council.

TENURE

Freehold interest is being offered with vacant possession on completion.

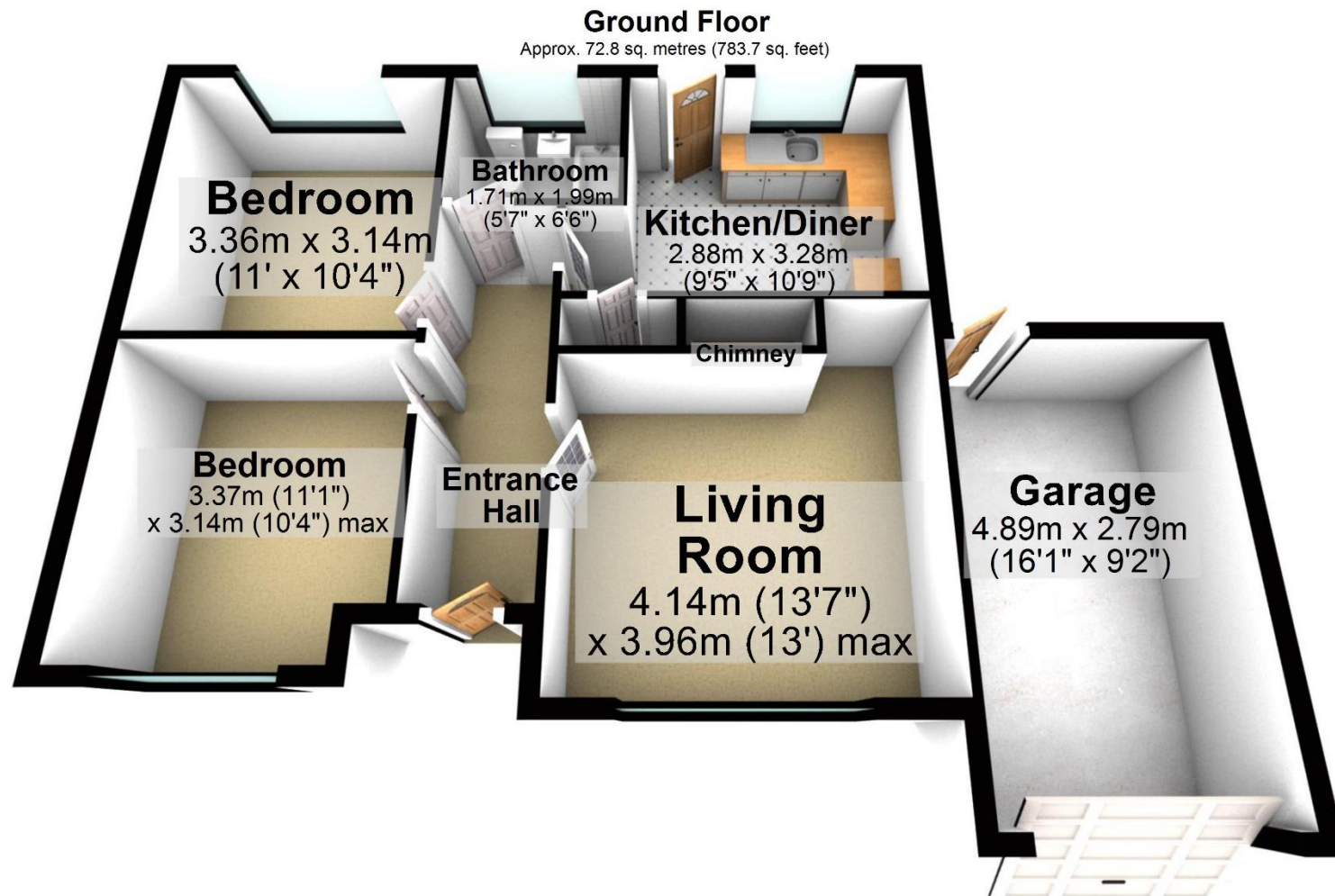
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Location

Keswick 13 miles | Carlisle M6 (N) 26 Miles
Penrith M6 (S) 31 Miles

Floor Plan



Total area: approx. 72.8 sq. metres (783.7 sq. feet)



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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 June 2023. 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.