



## Keswick

River View, 25 Rose Terrace, Keswick, Cumbria, CA12 4HD

An attractive stone built three double bedroom cottage style period terrace house most conveniently located within easy walking distance to Fitz Park and Keswick town centre. This most appealing property is equally suitable as a primary home, second home or for lucrative holiday letting.

## Offers Over £395,000

### Quick Overview

Attractive stone-built cottage style  
 three storey period terrace house  
 Easy walking distance to Keswick town  
 centre and amenities  
 Three double bedrooms and two bath  
 / shower rooms  
 Living room and fitted dining kitchen  
 Forecourt and rear garden with two  
 patios  
 Equally suitable as a primary home,  
 second home or for lucrative holiday  
 letting

Property Reference: KW0301



3



2



1



D



Superfast  
80Mbps





Living Room



Living Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room 12' 9" x 11' 4" (3.89m x 3.45m)

With slate fireplace incorporating wood burning stove, radiator.

#### Dining Kitchen 18' 10" max x 13' 8" max (5.74m x 4.17m)

With fitted base and wall units, sink with mixer tap, integrated electric oven, gas hob, extractor unit, fridge, freezer, dish washer, washing machine, two radiators, roof window, double doors to rear garden.

### First Floor:

#### Landing

#### Shower Wet Room

With WC, wash hand basin, overhead shower, heated towel rail.

#### Bedroom One 14' 1" x 13' 3" (4.29m x 4.04m)

With electric fire and wooden surround, radiator.

#### Bedroom Two 11' 6" x 8' 9" (3.51m x 2.67m)

With radiator.

### Second Floor:

#### Landing

#### Bedroom Three 14' 1" max x 11' 7" (4.29m x 3.53m)

With fell views, radiator.





Living Room



Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Bathroom

With WC, vanity wash hand basin, bath with shower over, heated towel rail, roof window.

### Outside:

Front paved forecourt garden, rear lawned garden with paved patio, stocked and shrubbed borders and metal shed.

### Right Of Way

The neighbouring properties have a pedestrian right of way over the rear garden which we are informed is never used and has been fenced off.

### Services

Mains: metered water supply, electricity (on a smart meter), gas and drainage. Gas central heating.

### Tenure

Freehold.

### Rateable Value

£3,350.

### Viewing

By appointment with Hackney and Leigh's Keswick office

### Directions

From Keswick town centre proceed onto Penrith road and the property is situated within the row of terrace houses on the right immediately after Wordsworth Street.

### Price

Offers Over £395,000 are invited for consideration.





Kitchen



Bedroom One





Bedroom Three



Rear Patio

Request a Viewing Online or Call 01768 741741



# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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# River View, 25 Rose Terrace, Keswick

Approximate Area = 1131 sq ft / 105 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

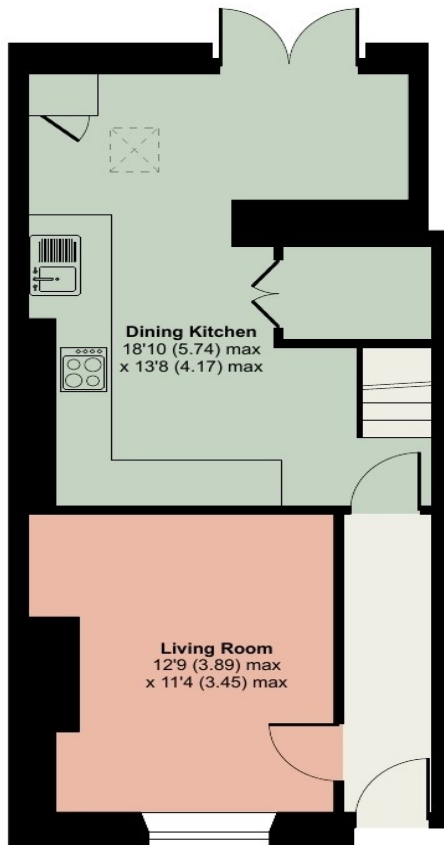
Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale

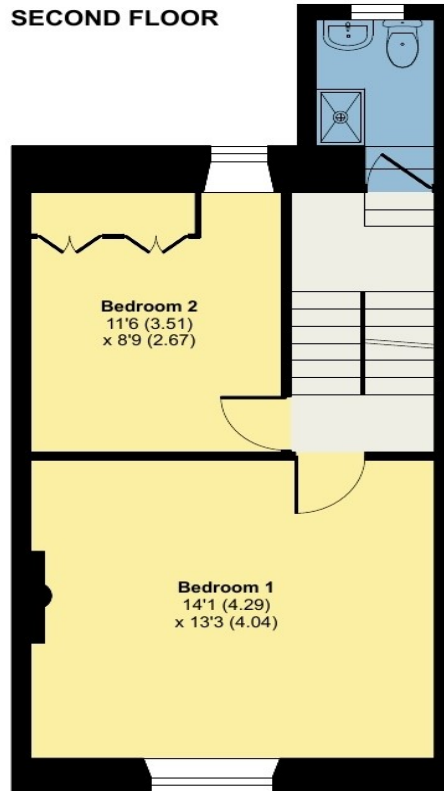
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1042017

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