



## Keswick

Offers in the region of £475,000

The Cottage, 16 Ambleside Road, Keswick, Cumbria, CA12 4DL

A two bedroom semi-detached cottage most conveniently situated in a highly desirable residential location within easy walking distance to Keswick town centre and benefiting from recent comprehensive upgrading to provide an immaculate standard of tastefully appointed accommodation that is equally suitable for use as a primary home, recreational second home or for lucrative holiday letting.

### Quick Overview

- Semi-detached cottage
- Highly desirable residential location
- Easy walking distance to Keswick town centre
- Recently comprehensively upgraded
- Two double bedrooms
- Living room and dining room
- Fitted kitchen and luxury shower room
- Expansive front courtyard
- On-site parking
- Adjoining garage



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2



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Ultrafast  
1000Mbps



4

Property Reference: KW0376



Living Room



Dining Room



Kitchen



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, plumbing for dishwasher, radiator.

#### Shower Room

With WC, vanity wash hand basin, shower cubicle, roof window, heated towel rail.

#### Dining Room

With fireplace, radiator.

#### Inner Hall

With radiator.

#### Utility Room

With plumbing for washing machine, gas boiler.

#### Living Room

With bay window, radiator, built in cupboards.

### First Floor:

#### Landing

#### Bedroom One

With bay window, radiator, built in cupboards.

#### Bedroom Two

With radiator, built in cupboard.

### Outside:

Front gravel surfaced courtyard providing on-site parking and ample space to form a garden area, adjoining garage with electric light, electric power and rear pedestrian door.

### Services

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

### Tenure

Freehold.

### Council Tax

Band B.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed on Station Street to St John's Street and continue onto Ambleside Road. The entrance lane to the property is located on the left immediately after passing the left turning onto Eskin Street.

### Price

Offers in the region of £475,000.



Living Room



Courtyard

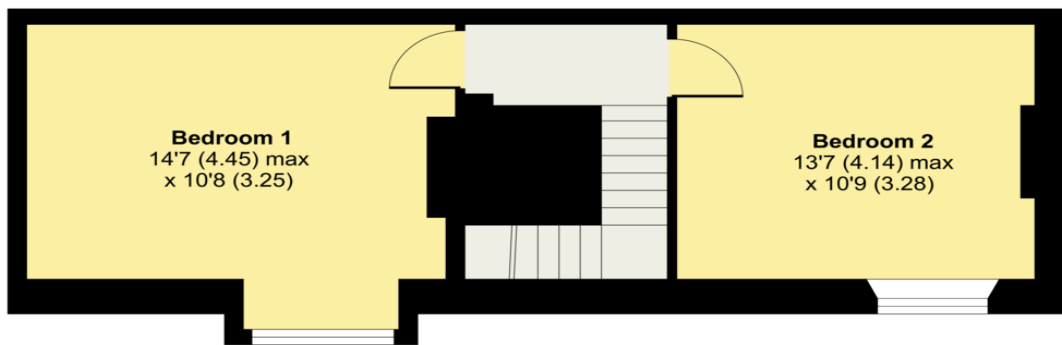
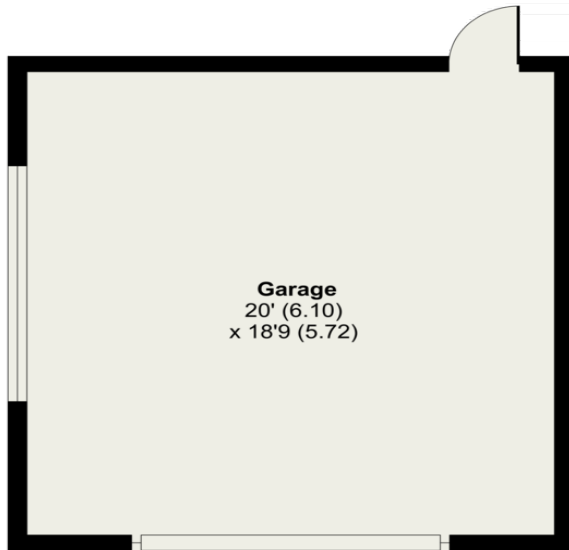
# 16 Ambleside Road, Keswick

Approximate Area = 982 sq ft / 91.2 sq m

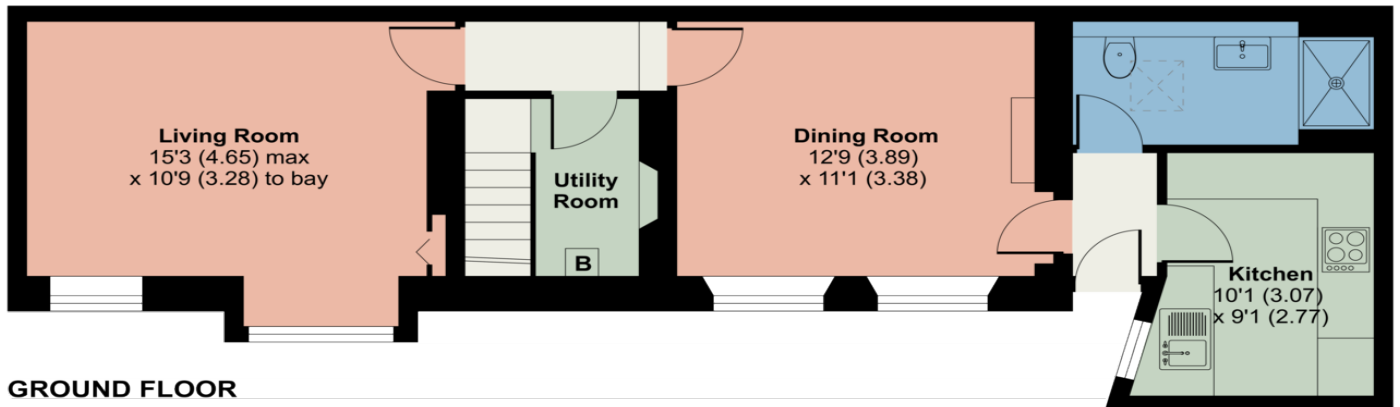
Garage = 373 sq ft / 34.6 sq m

Total = 1355 sq ft / 125.8 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 2024. Produced for Hackney & Leigh. REF: 1151483

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