



22 Queen Street, Penrith – CA11 7XF

Guide Price £189,000

PFK

22 Queen Street

Penrith, Penrith

Charming Grade II listed home, packed with character features and quirks, right in the centre of Penrith.

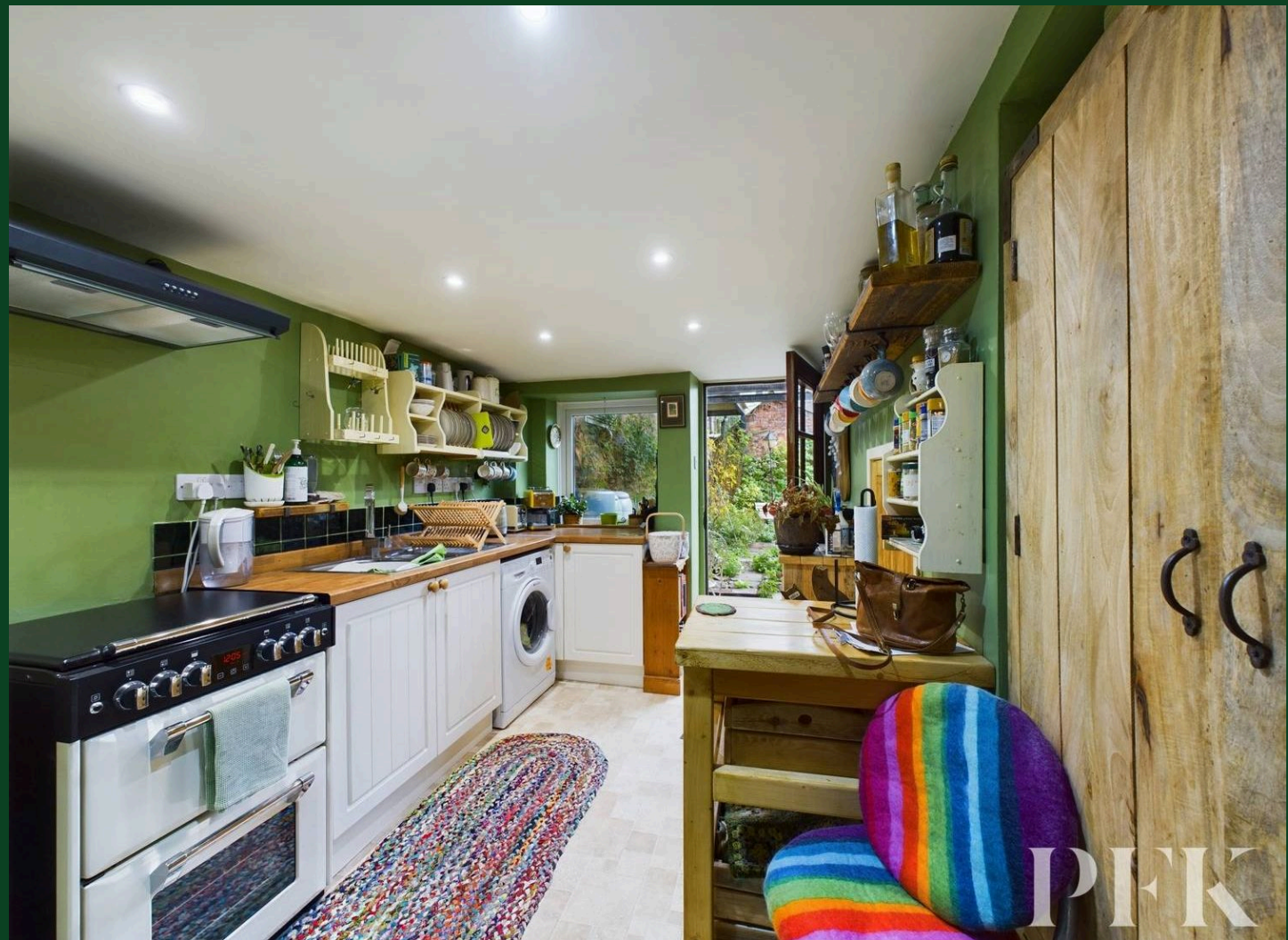
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Grade II Listed town centre property
- 2 bedrooms with further attic room
- Resident permit on street parking
- Arranged over 3 floors plus useful 'cellar'
- Council Tax - Band A
- Tenure - Freehold
- EPC - D





Entrance Vestibule

3' 9" x 3' 3" (1.14m x 1.00m)
With door into reception room.

Reception Room

16' 4" x 16' 3" (4.97m x 4.96m)
with door to kitchen and walkway through to stairs to first floor.

Kitchen

11' 3" x 7' 7" (3.42m x 2.32m)
with door to the 'cellar' store room and door to rear garden.

Cellar

7' 6" x 5' 10" (2.29m x 1.78m)
in the understairs area accessed down several stone steps

First Floor

Stairs & Landing

Demi landing with window to rear, main landing with doors to bedrooms and bathroom and stairs to attic room.

Bedroom 1

12' 1" x 11' 6" (3.69m x 3.51m)

Bedroom 2

11' 6" x 10' 8" (3.50m x 3.24m)

Bathroom

7' 9" x 5' 3" (2.37m x 1.61m)
with airing cupboard housing GCH boiler



Second Floor

Landing

with small storage area and door into attic.

Attic

12' 3" x 9' 11" (3.74m x 3.01m)

Additional Information

Tenure, Listed Building & EPC

Tenure – Freehold Grade II – listed property EPC – D

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





GARDEN

The rear garden/yard area is designated for the use and enjoyment of 22 Queen Street. However, please note the Alhambra Cinema retains a right of access over the said area as a condition of their ownership.

On street

2 Parking Spaces

On street parking with residents parking permit, visitor passes are also provided, all through the local council.



PFI

PFI



Approximate total area⁽¹⁾

421.84 ft²
39.19 m²

Reduced headroom
16.25 ft²
1.51 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾

350.9 ft²
32.6 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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