

8 BANKS PLACE
KESWICK

Edwin
Thompson



8 BANKS PLACE

KESWICK, CUMBRIA, CA12 5HQ

Brief Résumé

Two bedroomed end of terrace property with a parking space in a most convenient town centre location. Ideal for first time buyer, second home or buy to let. No upward chain.

Description

This charming little property is a traditional stone faced end of terrace cottage occupying a quiet backwater in the heart of Keswick town centre. The property may be reached from Station Street via a narrow access way which leads into the communal yard known as Banks Place, within which there is an allocated parking space. The main entrance to the property is from Banks Place, but the property also has an entrance door from Standish Street, a narrow link between Station Street and Bell Close. Whilst having the convenience of immediate access to all facilities and attractions within the town centre, the property also has the feeling of being tucked away and relatively private.



The accommodation comprises a ground floor reception room and breakfast kitchen, plus two bedrooms and a bathroom on the first floor.

Accommodation:

Ground Floor

Living Room

Panelled front entrance door with half round window leads into the Living Room with Adams style timber mantelpiece and polished slate hearth. Fitted shelves either side of the chimney breast, large understairs store cupboard, electric night storage heater, window to the front with fitted vertical blinds. Latched and boarded cottage style door leads into:



Kitchen

Fitted cupboards with tiled worktops, stainless steel sink with mixer tap, plumbing for washing machine, electric cooker point, tiled floor, window to Standish Street with fitted vertical blinds, latched and boarded cottage door leads onto Standish Street, and stairs off to:

First Floor

Landing

Loft Access

Bedroom 1

Double Bedroom with built in cupboards and drawers, wall cupboard housing hot water cylinder with immersion heater, electric night storage heater, window to the rear with fitted vertical blinds.



Bedroom 2

Double Bedroom with fitted shelves, electric night storage heater, and window to the front with fitted vertical blinds.

Bathroom

Panelled bath with Mira electric shower above, wash basin, WC, electric heated towel rail, tiled walls, window to the front with fitted vertical blinds.

Outside

To the front within the communal yard is an allocated parking space.

Services

Mains water, electricity, and drainage are connected. We believe gas has previously been connected to the property but there is currently no connection. Space heating is provided by night storage heaters, and water heating by an electric immersion heater.



Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'C.', and the total Council Tax payable for the year 2015/16 being £1,471.60.

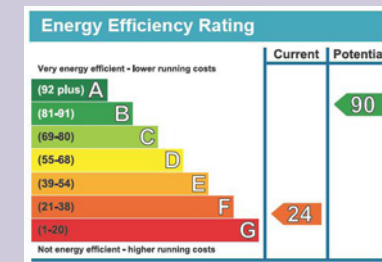
Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

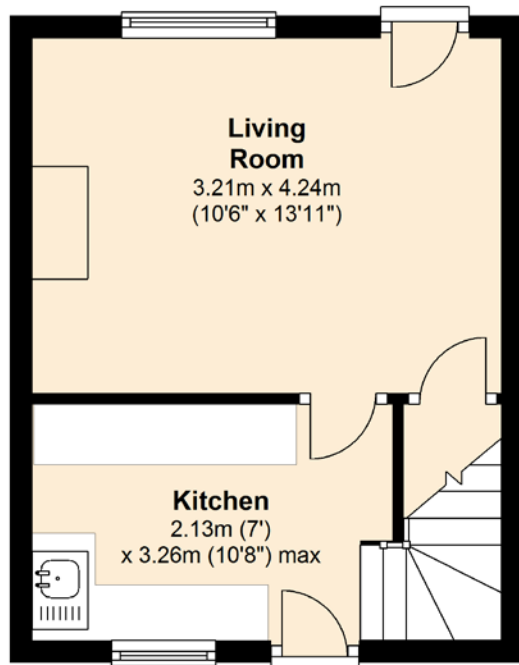
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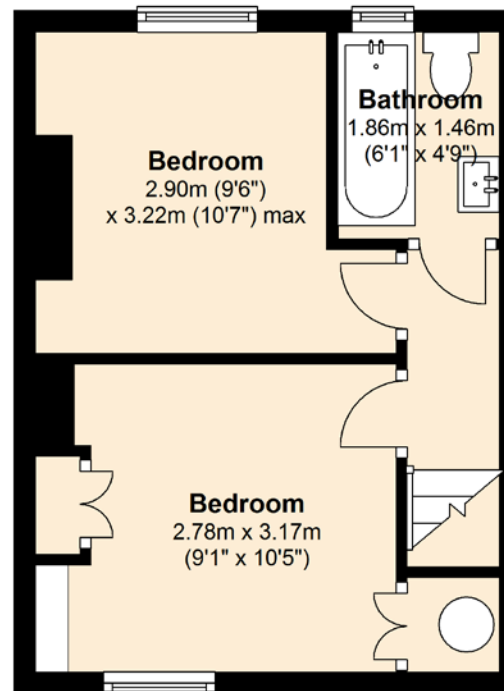
Ground Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



First Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 46.2 sq. metres (497.5 sq. feet)



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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2016.