



**HACKNEY  
& LEIGH**  
Sales



## Keswick

# £250,000

Victoria Cottage  
Victoria Street  
Keswick  
Cumbria  
CA12 5LP

A charming modernised one-bedroom cottage most conveniently located on a side street in the centre of Keswick. The property would make an ideal first home or holiday let.

Property Ref: KW0066

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Lounge



Bedroom

**Description** A charming modernised one bedroom cottage most conveniently located on a side street in the centre of Keswick. The property would make an ideal first home or holiday let.

#### Accommodation

##### Ground Floor

**Open Plan Living Room / Kitchen** 19' 5" x 11' 9" (5.92m x 3.58m) overall. With windows to two elevations, recessed fireplace with electric stove style fire, radiator, recessed ceiling lights, boarded floor, modern range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated four ring hob, oven and extractor unit, gas boiler, stairway leading to

##### First Floor

##### Landing

**Bedroom** 11' 9" x 8' 1" (3.58m x 2.46m) Double bedroom with vaulted ceiling, radiator.



Bedroom



Kitchen

**Bathroom** 7' 3" x 5' 3" (2.21m x 1.6m) With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, radiator.

**Services** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Directions.** From Keswick town centre proceed on foot from Station Street and turn left onto Victoria Street. Turn left into the side street beside number 3 Victoria Street and Victoria Cottage is situated immediately on the right.

**Price** £250,000

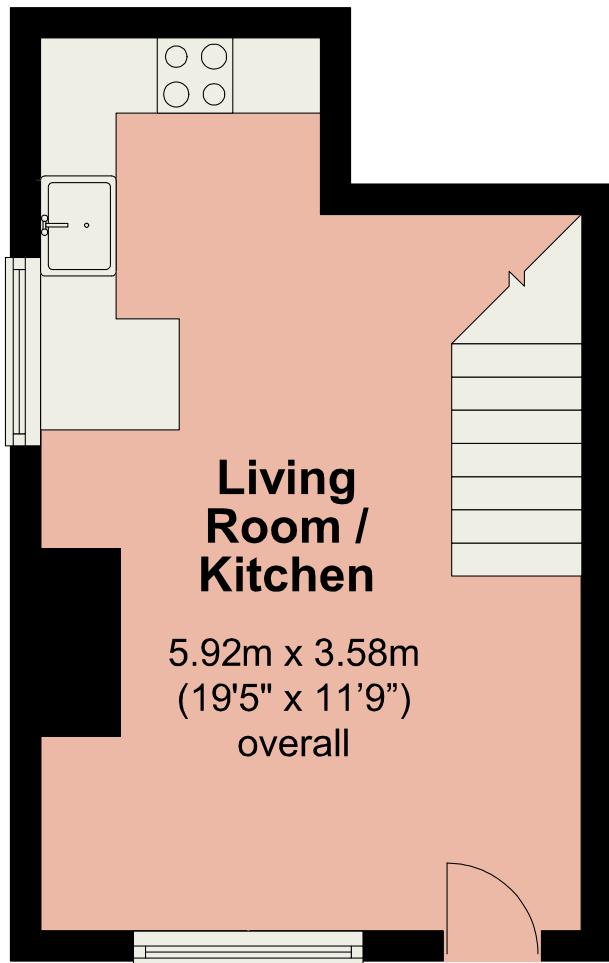
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



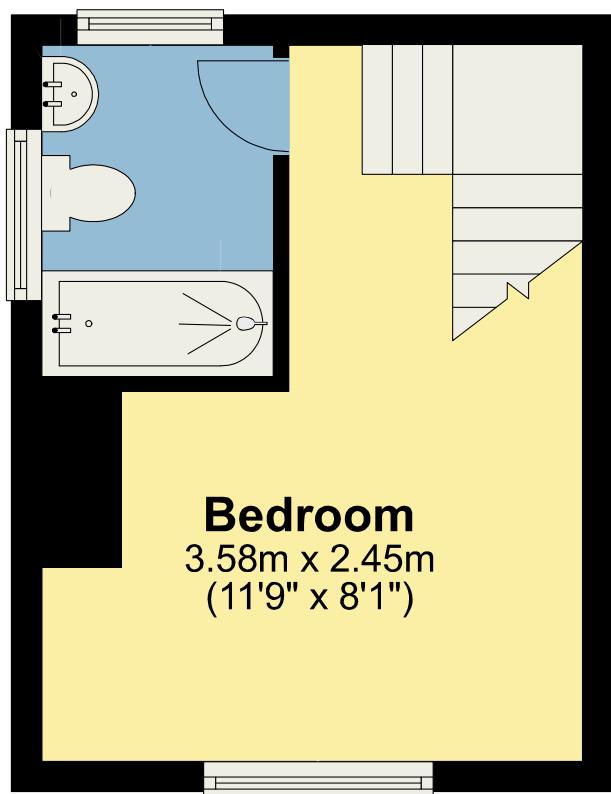
Bathroom



Bathroom



**Ground Floor**



**First Floor**

**Total area: approx. 38.3 sq. metres (412.0 sq. feet)**

For illustrative purposes only. Not to scale.

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