



55 Musgrave Street | | Penrith | CA11 9AS

£175,000



**DAVID BRITTON**  
ESTATES

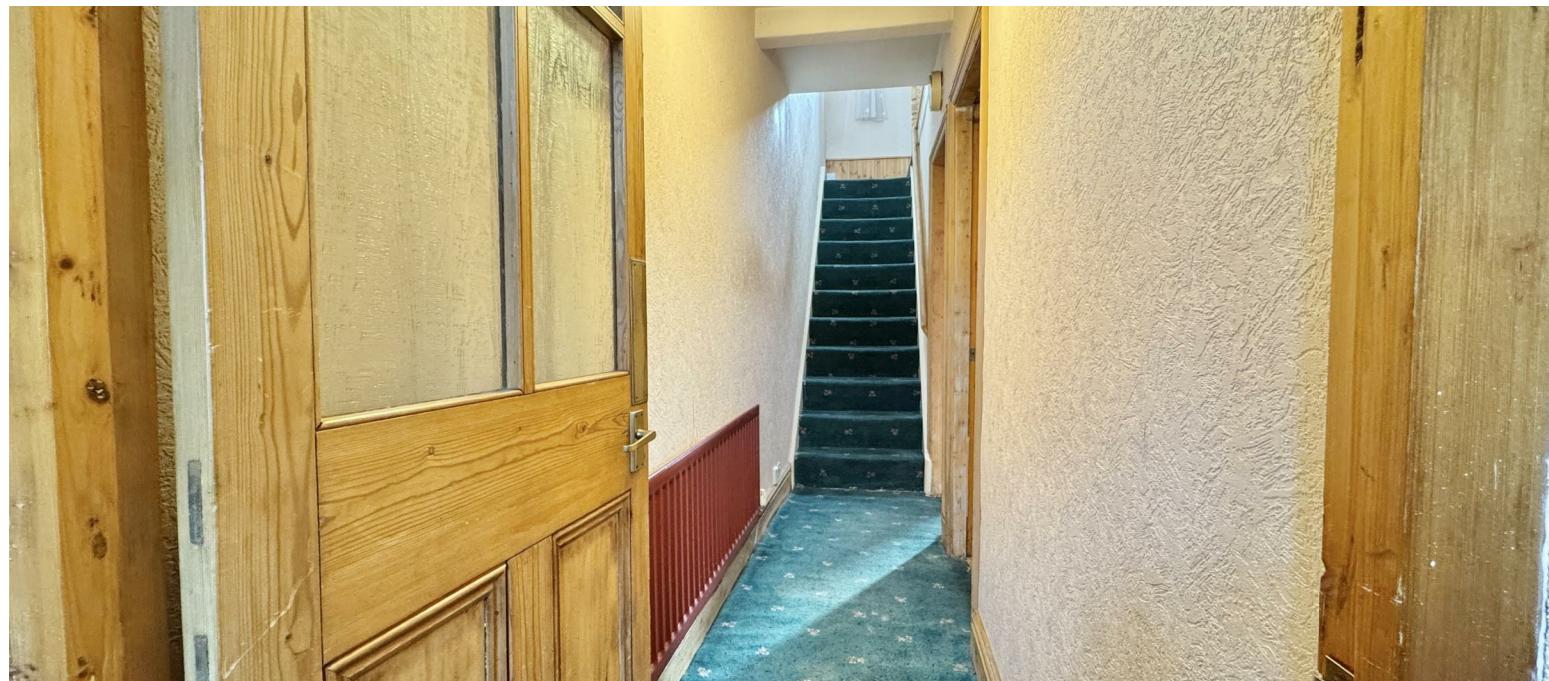


## Key Features

- Terraced Home
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Garden
- Garage and parking
- Popular Castletown area of Penrith
- In need of some modernisation

## Summary

Superb potential packed terrace home in need of a little updating, spread over three floors in the popular Castletown area of Penrith.





## Floor plans

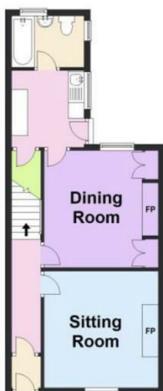
### Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



### Second Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



### COUNCIL TAX BAND - B

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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