



GRISDALES

PROPERTY SERVICES



13 Graves Mill, Cockermouth, CA13 9NB

£179,950

A UNIQUE TOWNHOUSE WITH DOUBLE GARAGE OVERLOOKING THE RIVER DERWENT AND JUST MOMENTS FROM THE TOWN CENTRE....INTERESTED ? READ ON....

Occupying a perfect spot close to all amenities and having the huge benefit of integral garaging, this is a fabulous location to settle...With accommodation including ground floor space of reception room/bedroom three with patio doors onto the riverside garden, a lovely large and well fitted first floor kitchen/living /dining room with plenty of socialising space, or just a room to chill out in, plus two double bedrooms and a shower room. Externally, there is a large courtyard garden with plenty of shrubs and planting all with gorgeous views over the River Derwent...THIS IS A FANTASTIC OPPORTUNITY FOR COUPLES, FAMILIES AND WOULD ALSO MAKE A BRILLIANT HOLIDAY HOME/AIRBNB.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is leasehold;
There is gas central heating;
Double glazing.

ENTRANCE HALL

Accessed via wooden front entrance door, radiator, coving to ceiling, staircase to first floor.

RECEPTION/BEDROOM THREE

18'6" x 10'9" (5.64 x 3.28)



With double glazed patio doors overlooking the garden, radiator, tiled flooring.

LANDING

With doors to all rooms, storage cupboard.

KITCHEN/LIVING/DINING ROOM

18'6" x 10'9" (5.64 x 3.28)



With window to rear aspect overlooking the riverside. A lovely large room with a range of cream base and wall units with chrome handles, integrated oven and hob, integrated dishwasher, good size dining area with space for seating.

BEDROOM ONE

12'9" x 9'4" (3.89 x 2.87)



With window to rear aspect; double bedroom.

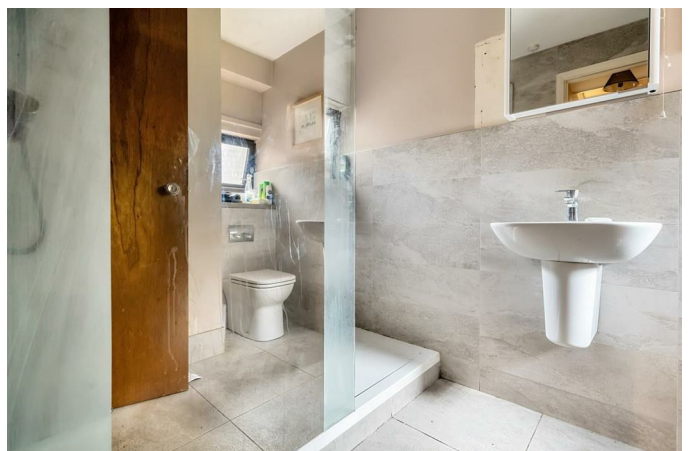
BEDROOM TWO

12'9" x 8'7" (3.89 x 2.64)



With window to front aspect; double bedroom.

SHOWER ROOM



With window to front aspect, with shower cubicle, WC, pedestal wash hand basin, tiled floor.

EXTERNAL:

FRONT OF PROPERTY

There is a double integral garage both with electricity.

REAR OF PROPERTY



To the rear of the property is a lovely paved garden of shrubs and plantings overlooking the River Derwent.

DIRECTIONS

From Main Street proceed down High Sand Lane and bear left into Waterloo Street. Continue to the end and Graves Mill can be found on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

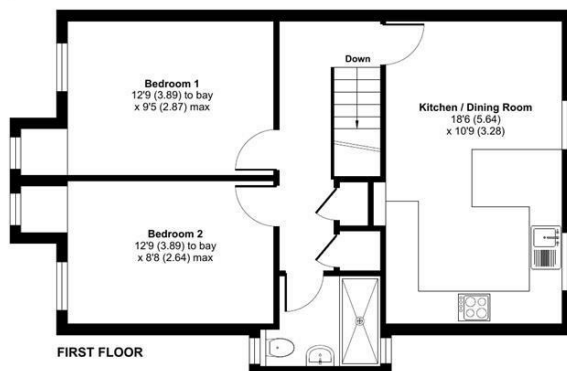
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

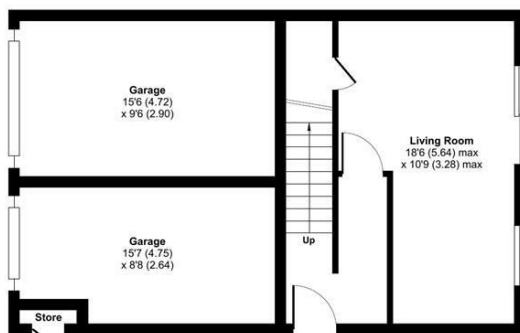
Graves Mill, Waterloo Street, Cockermouth, CA13

Approximate Area = 852 sq ft / 79.1 sq m (excludes store)
 Garage = 272 sq ft / 25.2 sq m
 Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



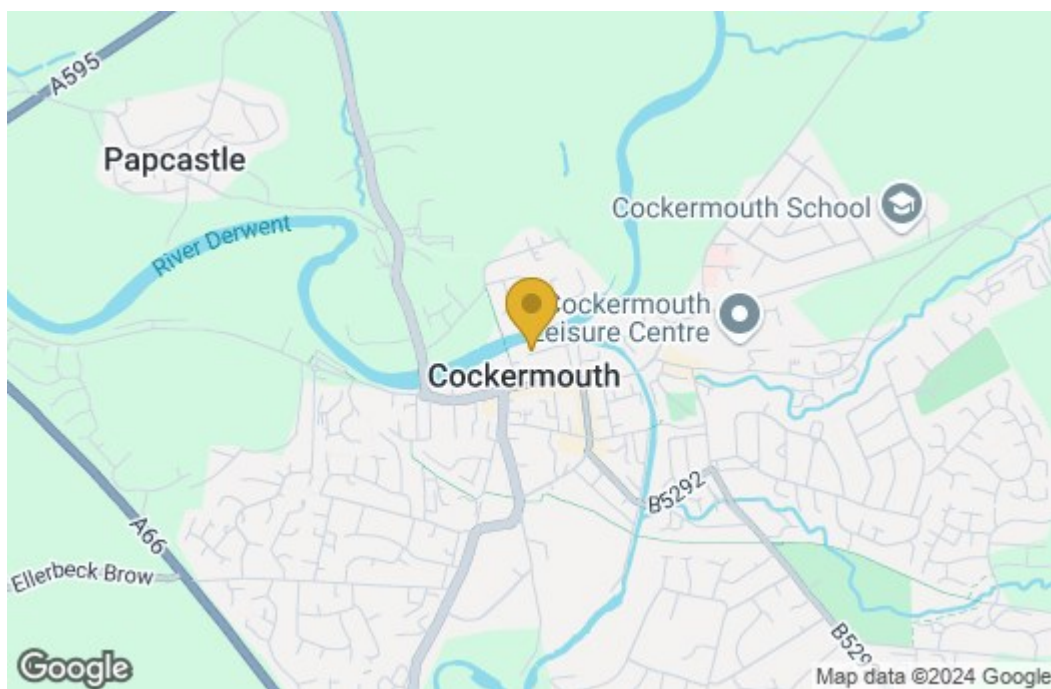
FIRST FLOOR



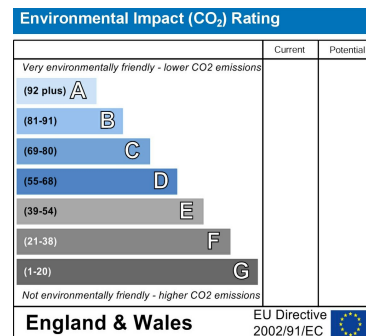
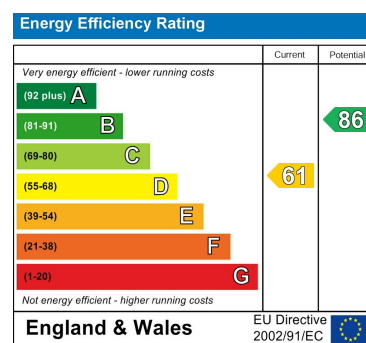
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Gridsales. REF: 1030101

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.