



## High Street, Keswick

Offers in the region of £275,000

10 The Hollies, High Street, Keswick, Cumbria, CA12 5AH

A modern cottage style two bedroom end of terrace house most conveniently situated on a small private cul de sac in Keswick town centre. A local occupancy condition applies.

### Quick Overview

Modern cottage style end of terrace house

Most convenient town centre location

Small private cul de sac setting

Two bedrooms

Rear garden and allocated front parking space

Local occupancy condition applies



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Superfast  
80 Mbps



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Property Reference: KW0247



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

## Accommodation

### Ground Floor:

**Entrance Hall** 7' 10" x 4' 4" (2.39m x 1.32m)  
With radiator.

**Living / Dining Room** 22' 10" x 13' 1" (6.96m x 3.99m)

With two radiators, wall mounted electric fire, under stairs cupboard, glazed double doors leading to the rear garden.

**Kitchen** 8' 11" x 8' 1" (2.72m x 2.46m)

With fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge / freezer, plumbing for washing machine, radiator, gas boiler.

### First Floor:

**Landing** 6' 3" x 5' 6" (1.91m x 1.68m)

With radiator, built in cupboard.

**Bedroom One** 16' 3" x 10' 7" (4.95m x 3.23m)

Front bedroom with radiator, built in cupboard, range of fitted bedroom furniture including wardrobes, cupboards and drawers.

**Bedroom Two** 11' 11" x 9' 7" (3.63m x 2.92m)

Rear bedroom with view to St John's Church, radiator, range of fitted bedroom furniture including wardrobes and cupboards.

### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator, roof window.

### Outside:

Allocated front forecourt parking space, stocked and shrubbed borders, rear gravelled garden with stocked and shrubbed borders and pedestrian access.

### Services

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

### Tenure

Leasehold with 999 years from 1985.

### Council Tax

Band C.

### Service Charge

We are advised that the current annual service charge is £340.

### Local Occupancy Restriction

Occupancy restrictions apply that allow the purchase of the property by persons employed, about to be employed or last employed in the locality; or a person who has, for the period of three years immediately preceding his occupation had his only principle residence in the locality. Locality shall mean the administrative County of Cumbria.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Station Street in Keswick town centre continue onto St John's Street and after passing Derwent Street by the cinema turn right onto High Street. Proceed and the entrance to the Hollies is the first turning on the left.

### Price

Offers in the region of £275,000.



Bedroom One



Bedroom Two



Garden

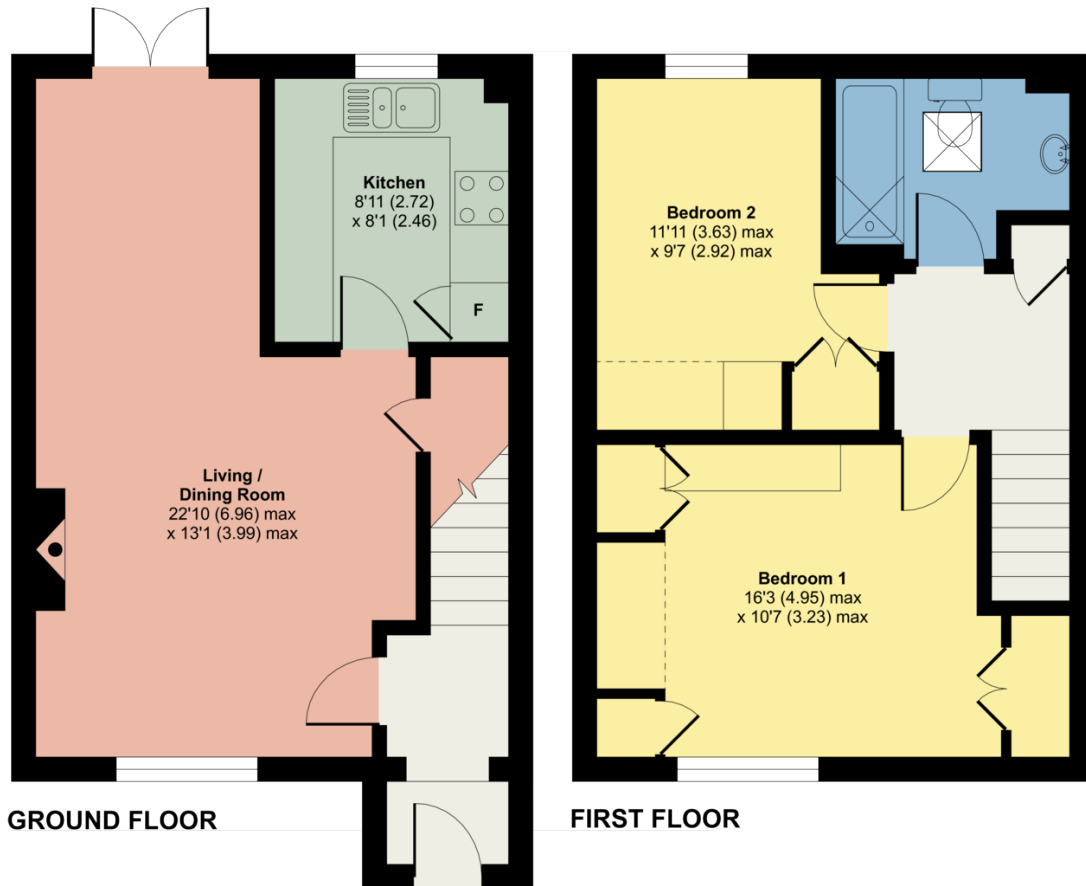


Rear Elevation

# 10 The Hollies, High Street, Keswick

Approximate Area = 763 sq ft / 71 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 965764

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