



Keswick

Offers over **£295,000**

31A Latrigg Close, Keswick, CA12 4LD

An extended modern three bedroom semi-detached house occupying a corner site on a popular and sought after residential estate conveniently located under one mile from Keswick town centre.

The house provides larger than average accommodation compared to others on the estate as it was originally the local shop which was latterly converted.

Local occupancy conditions apply requiring the purchaser to have either worked in the locality for a minimum of three years or had their principle home within the locality for a minimum of three years. The locality is the Lake District National Park.



Quick Overview

- Extended modern semi-detached house
- Corner site on a popular residential estate
- Under one mile from Keswick town centre
- Living / dining room and fitted kitchen with adjoining garden room
- On-site forecourt parking for two vehicles
- Landscaped garden with a delightful view to Latrigg fell
- Planning consent for an extension
- Local occupancy conditions apply

Property Reference: KW0408



Living Room



Kitchen



Garden Room



Bedroom One

Accommodation

Ground Floor:

Entrance Hall

With radiator, two under stairs cupboards.

Living / Dining Room

With windows to two elevations, decorative open fireplace, three radiators.

Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, open plan to the garden room.

Garden Room

With radiator, glazed double doors to the rear garden.

First Floor:

Landing

Front Bedroom One

With radiator.

Front Bedroom Two

With radiator.

Rear Bedroom Three

With radiator, built in wardrobes.

Bathroom

With WC, wash hand basin, bath, large shower cubicle, bidet, ceramic wall tiling, radiator, heated towel rail, built in cupboard with gas boiler.

Outside:

Front forecourt providing two on-site parking spaces, side pathway, rear landscaped garden with delightful fell views to Latrigg and comprising decked entertaining terrace, paved areas, lawn with stocked and shrubbed borders, garden pond, pedestrian access gate, lean to storage area, two sheds one including electric supply.

Services

Mains water, electricity, gas and drainage. Gas central heating. Double glazing installed. Telephone and internet installed subject to BT regulations. Sky dish fitted.

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Conditions

Local occupancy conditions apply requiring the purchaser to have either worked in the locality for a minimum of three years or had their principle home within the locality for a minimum of three years. The locality is the Lake District National Park.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed to Penrith Road and Latrigg Close is the first turning on the right after passing the Twa Dogs public house.

Price

Offers over £295,000 are invited for consideration.



Kitchen



Bedroom One

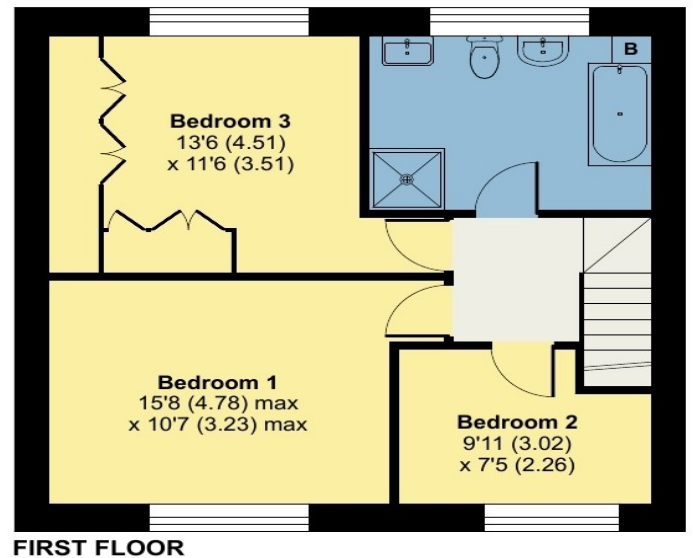
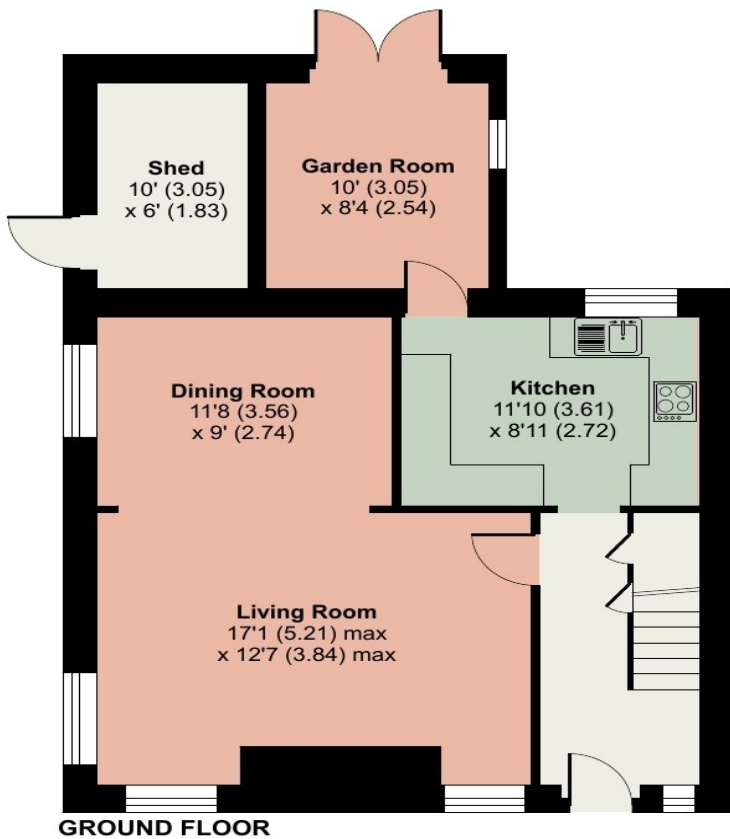
31A Latrigg Close, Keswick, CA12

Approximate Area = 1182 sq ft / 109.8 sq m

Shed = 60 sq ft / 5.5 sq m

Total = 1242 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1206021

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/11/2024.

Request a Viewing Online or Call 01768 741741