



**R&B**  
ESTATE AGENTS

31 Cavendish Street, Lancaster,  
LA1 5QA

31, Cavendish Street, Lancaster

## The property at a glance 2 1 2

- Two Bedroom End Terrace
- Generous Family Lounge
- Open Plan Living Room/Dining Room
- Modern Fitted Kitchen
- Three Piece Family Bathroom
- Double Glazing & Gas Central Heating
- Large Cellar & Enclosed Rear Yard
- EPC Rating:
- Council Tax Band:
- Tenure: Freehold

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£185,000**



# Get to know the property



Nestled on Cavendish Street in Lancaster, this end terrace house offers a perfect blend of character and modern living. With two generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the spacious rooms, which are filled with natural light, creating a warm and welcoming environment.

The house features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is conveniently appointed and of ample size, ensuring convenience for all residents.

One of the standout features of this property is its convenient location. Situated in a vibrant area of Lancaster, you will find yourself within easy reach of local amenities, schools, and transport links, making daily life both practical and enjoyable.

With its character details and spacious layout, it presents an excellent opportunity for those looking to settle in a friendly community. Whether you are a first-time buyer or seeking a rental property, this charming residence is sure to impress. Do not miss the chance to make this lovely house your new home.





### Porch

0.84m x 1.12m (2'9" x 3'8")

Cornice coving, dado rail, door to hallway.

### Hallway

3.45m x 0.84m (11'4" x 2'9")

Cornice coving, corbel, central heating radiator, doors to lounge and living room, stairs to first floor.

### Lounge

3.35m x 3.35m 0.61m (11'19" x 11' 02")

Cornice coving, central heating radiator, UPVC double glazed bay window, fire with stone surround and hearth, wooden flooring.

### Living Room

3.76m x 3.45m (12'4" x 11'4")

UPVC double glazed window, central heating radiator, feature fireplace with tile surround and mantel, built in storage cupboard, open place to kitchen, door to cellar.

### Kitchen

2.64m x 2.21m (8'8" x 7'3")

UPVC double glazed window, central heating, wall and base units, wood effect laminate worktops, 4 ring gas hob, stainless steel sink with mixer tap and draining board, space for fridge freezer, tiled flooring.

### Cellar

4.29m x 3.66m 0.91m (14'1" x 12' 3")

Plumbing for washing machine, space for tumble dryer, space for freezer, concrete flooring, door to rear garden.

### Landing

4.11m x 1.63m (13'6" x 5'4")

Doors to bathroom, bedrooms one & two and storage cupboard.

### Bedroom One

4.27m x 3.43m (14'21" x 11'3")

UPVC double glazed window, central heating radiator, wooden flooring.

### Bedroom Two

3.76m x 2.57m (12'4" x 8'5")

UPVC double glazed window, central heating radiator, wooden flooring.

### Bathroom

2.64m x 2.18m (8'8" x 7'2")

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, bath with traditional taps and over bath direct feed shower, partially tiled walls, wooden flooring.

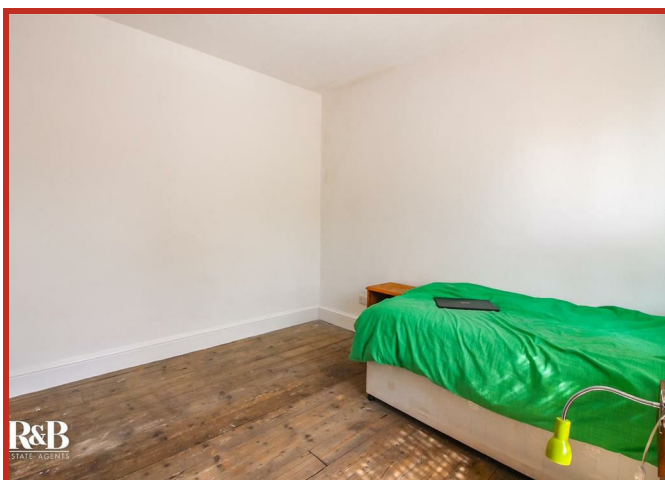
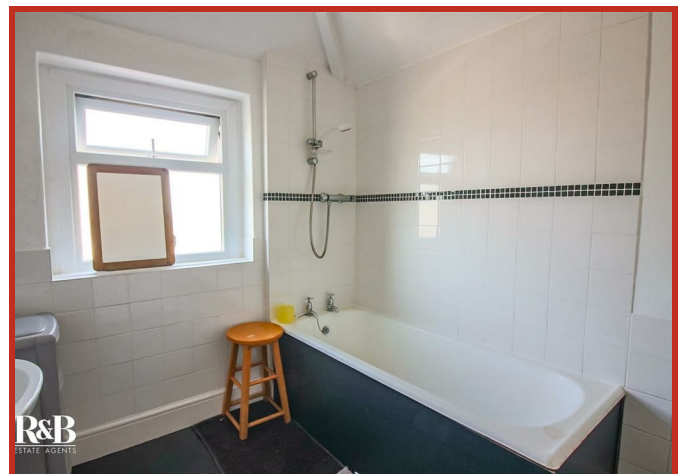
### Rear External

Concrete garden with outdoor storage and gated access onto road.





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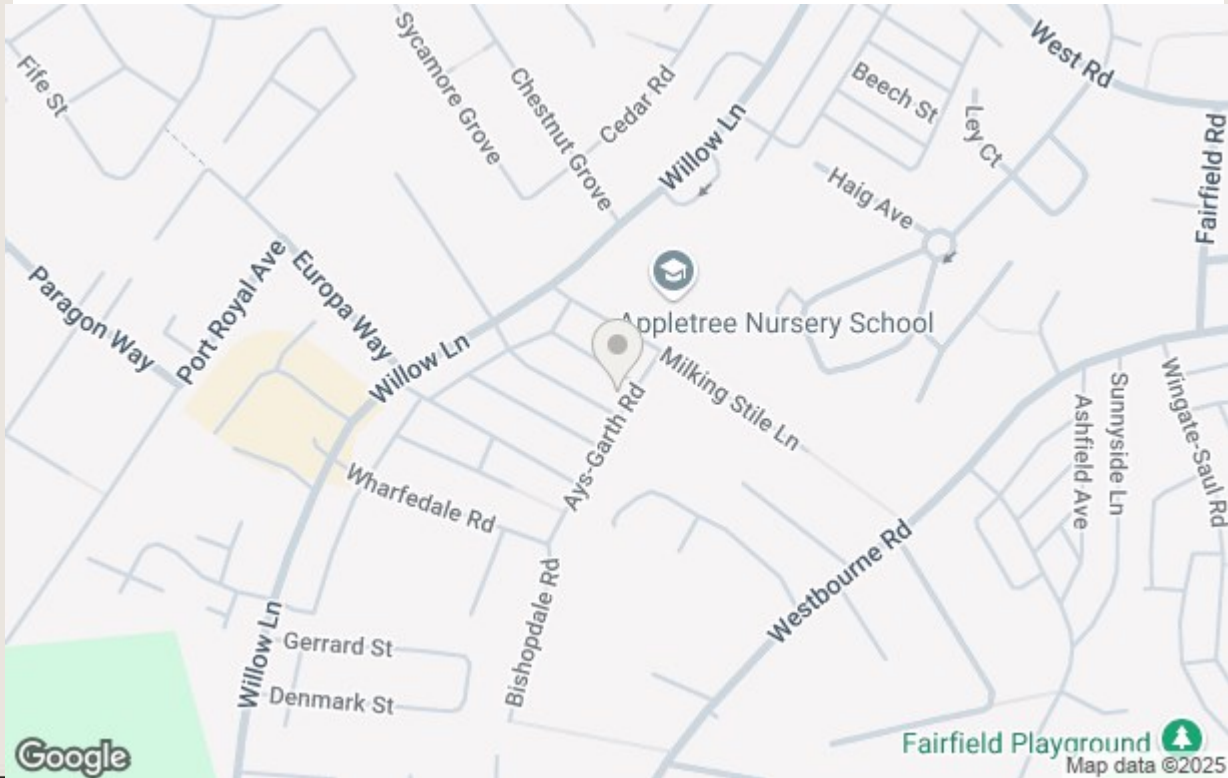
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	