



12 Brundholme Gardens, Keswick – CA12 4NZ

Guide Price £295,000

PFK

12 Brundholme Gardens

Keswick, Keswick

An end of terrace in quiet cul de sac, close to the town centre with garage and gardens
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Freehold
- Council Tax band D
- Upgrading required
- Enclosed garden
- End of terrace
- EPC E
- Garage





Entrance Hallway

3' 4" x 7' 0" (1.01m x 2.14m)

Stairs to first floor.

Open Plan Sitting/Dining Area

26' 9" x 9' 5" (8.15m x 2.87m)

Triple aspect windows, feature fireplace with slate surround and hearth.

Kitchen

14' 11" x 7' 9" (4.54m x 2.35m)

Door to rear aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, eyelevel oven and built in microwave, free standing fridge and freezer, space for a washing machine and space for a dishwasher.

FIRST FLOOR

Landing

6' 9" x 5' 11" (2.07m x 1.81m)

Fitted cupboard and loft hatch.

Bathroom

5' 5" x 6' 9" (1.64m x 2.05m)

Obscured window to rear aspect, shower cubicle with electric shower, WC, wash hand basin and wall mounted cabinet.

Bedroom 1

10' 8" x 8' 8" (3.25m x 2.64m)

Dual aspect windows to side and rear, fitted wardrobes.

Bedroom 2

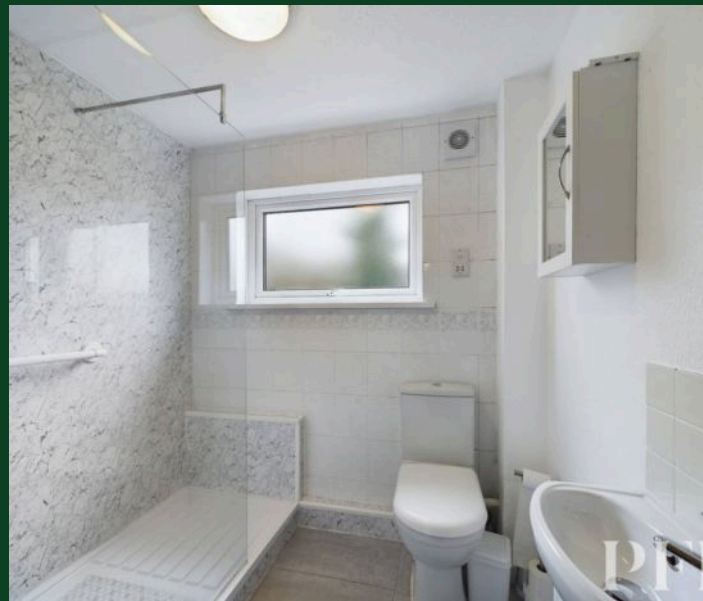
10' 3" x 8' 10" (3.12m x 2.70m)

Window to front aspect and fitted wardrobes.

Bedroom 3

7' 1" x 8' 6" (2.17m x 2.59m)

Window to front aspect.



Garden

To the front is a slate shilled area with side access to the rear enclosed garden. The rear garden has a paved seating area with slate shilled border and a gate leads to the rear pathway.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; warm air heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

From the office head up to the top of Station Street, then head straight over Penrith road onto Station Road. At the top of Station Road is Keswick Spa, continue around the sharp right hand bend, which is Brunholme Road with Upper Fitz Park on your right hand side. Brunholme Gardens is a short distance on the right hand side. Upon entering the cul de sac, the property can be seen on the right hand side in the middle of the row.

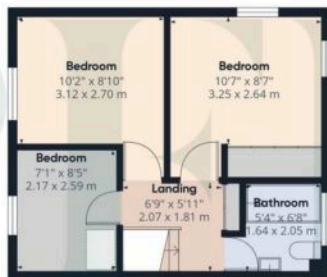
Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





Floor 0



Floor 1

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Approximate total area⁽¹⁾
801.06 ft²
74.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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