



90 Latrigg Close, Keswick – CA12 4LF

Guide Price £270,000

PFK

90 Latrigg Close

Keswick, Keswick

A good size mid terraced local occupancy home, originally a three bed property but currently used as two. Gardens to the front and rear. Please note a Local Occupancy Condition is in place.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Local Occupancy Condition
- Freehold
- Council Tax: Band C
- Front and rear garden
- Utility and access to rear
- EPC rating D





ACCOMMODATION

Entrance Hallway

6' 0" x 11' 7" (1.83m x 3.53m)

Circular window to front aspect, radiator, stairs to first floor with understairs cupboard.

Living Room

11' 0" x 13' 1" (3.36m x 3.99m)

Bay window to front aspect, feature fireplace with electric fire and a radiator.

Kitchen/Dining Room

18' 6" x 10' 4" (5.64m x 3.15m)

Window to rear aspect and sliding doors, a range of matching wall and base units, complementary work surfacing, oven and built in microwave, electric hob, composite sink and stainless steel mixer tap, integrated dishwasher, integrated fridge and freezer, breakfast bar seating and feature fireplace with electric fire.

Utility Room

9' 1" x 6' 10" (2.76m x 2.08m)

Window to front aspect, doors to front and rear, matching wall and base units, space for a washing machine/dryer and a radiator.

Cloakroom/WC

2' 9" x 10' 2" (0.84m x 3.09m)

With wash hand basin and WC.



FIRST FLOOR LANDING

6' 1" x 8' 2" (1.85m x 2.48m)

Window to side aspect, loft hatch and a radiator.

Bathroom

7' 7" x 5' 4" (2.32m x 1.63m)

Wet room style with window to rear aspect, WC, mains shower, wash hand basin and a heated towel rail.

Bedroom 1

18' 9" x 11' 5" (5.71m x 3.49m)

Originally two rooms, now made into one dual aspect room. Adapted for previous owner and currently fitted with lift into sitting room, fitted cupboard above the stairs and two radiators.

Bedroom 2

10' 7" x 10' 3" (3.22m x 3.12m)

Window to rear aspect, fitted cupboard and a radiator.

ADDITIONAL INFORMATION

Services

Mains electricity and water, gas central heating and mains drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

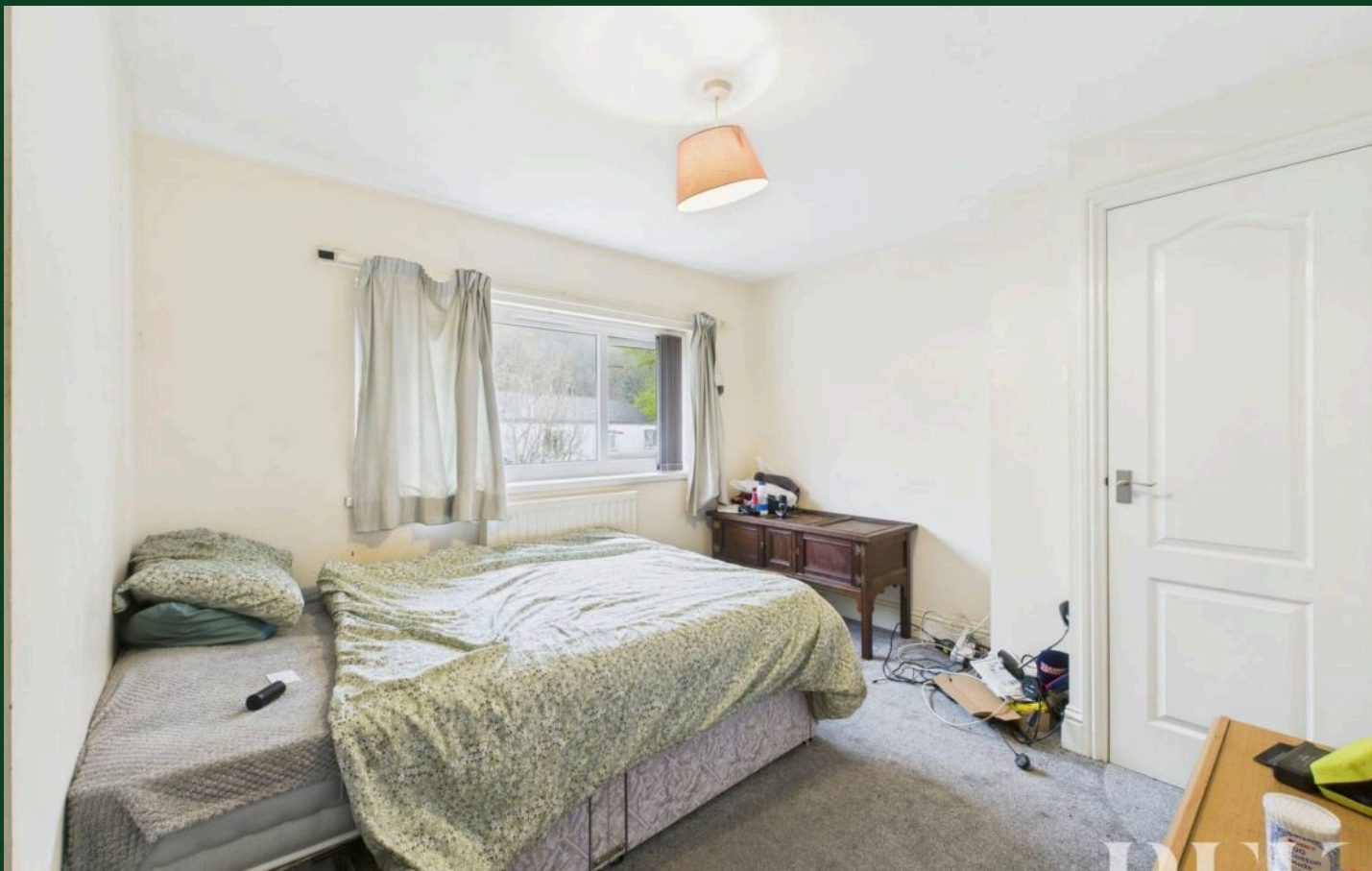
Referral and Other Payments

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 2024 was £221.00; 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.

Local Occupancy Condition

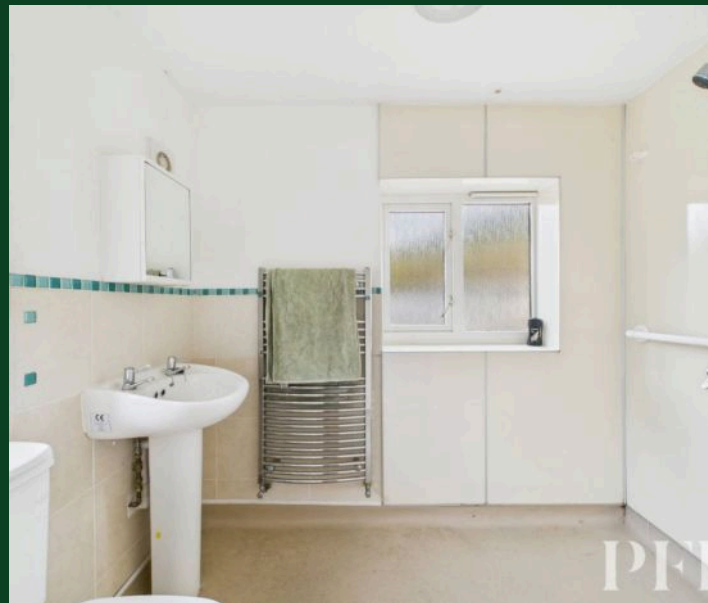
The restriction requires a purchaser to have had either





GARDEN

To the front is a gravelled area for ease of maintenance. To the rear is an enclosed garden with raised decked area adjoining the house, paved area alongside for seating with steps down to lawn area.





Floor 0



Floor 1

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Approximate total area⁽¹⁾

876.03 ft²

81.57 m²

Reduced headroom

0.24 ft²

0.02 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS SPMS 3C standard.

DRAFT 360



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