

PFK



3 Bridge Terrace, Keswick – CA12 5NU

Guide Price £260,000

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## 3 Bridge Terrace

Keswick, Keswick

A beautifully presented end of terrace cottage, which has been thoughtfully modernised and upgraded throughout to a high specification. The property offers deceptively spacious and well proportioned accommodation, briefly comprising a welcoming living room with feature fireplace, kitchen/ dining room with access to the immediate rear and two double bedrooms and family bathroom on the first floor. An extremely well located property, currently utilised as a successful holiday let, within a short walking distance of the town centre.

- EPC TBC
- Freehold
- Town centre location, yet tucked away
- Two bedrooms
- Upgraded throughout
- Council tax band : Assessed for business rates







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Keswick, Keswick

Conveniently situated on the periphery of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles). Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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## ACCOMMODATION

### Entrance Hallway

3' 10" x 4' 2" (1.16m x 1.28m)

Stairs to first floor and a radiator.

### Living Room

11' 9" x 12' 10" (3.57m x 3.90m)

Window to front aspect, feature fireplace with electric fire, built in storage cupboard and a radiator.

### Kitchen

16' 1" x 8' 6" (4.90m x 2.58m)

Window and door to rear aspect, range of matching wall and base units, complementary worktop, electric hob with extractor over, eye level oven and microwave, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for dining table and a radiator.

## FIRST FLOOR

### Landing

3' 1" x 2' 11" (0.95m x 0.90m)

Window to rear aspect and a loft hatch.

### Bedroom 1

15' 11" x 9' 6" (4.84m x 2.90m)

Dual aspect windows to front aspect, built in cupboard and a radiator.

### Bedroom 2

10' 6" x 8' 5" (3.20m x 2.57m)

Steps down, window to rear aspect and a radiator.

### Bathroom

7' 1" x 3' 9" (2.16m x 1.15m)

WC, wash hand basin, shower cubicle with mains shower, extractor over shower and a heated towel rail.

## ADDITIONAL INFORMATION

### 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







## GARDEN

Shared rear garden.



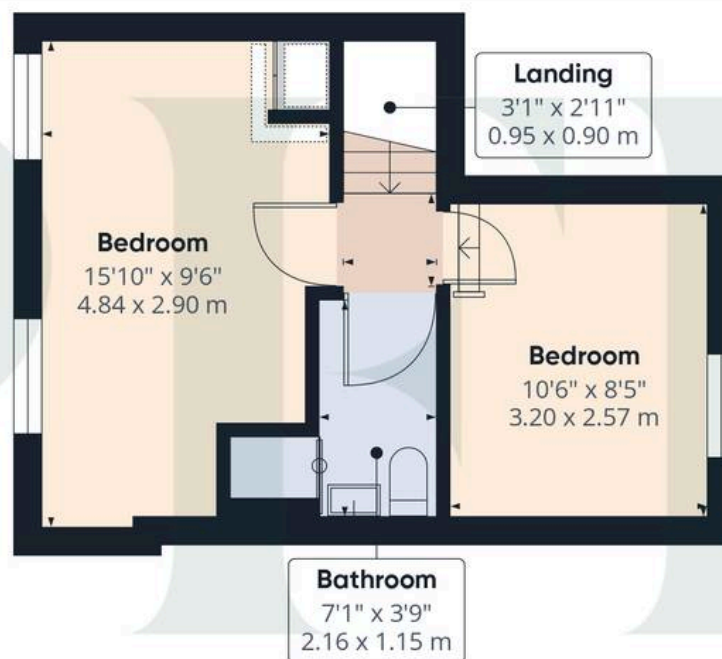








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

579 ft<sup>2</sup>

53.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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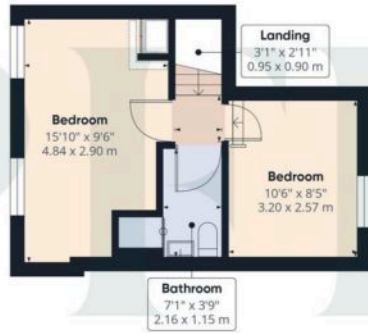
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