



3 Bridge Terrace, Keswick, CA12 5NU

Guide Price £260,000

PFK

3 Bridge Terrace

The Property:

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





3 Bridge Terrace

Location & directions:

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).

Directions

The property can easily be located using postcode CA12 5NU or can otherwise be found using what3words location
 ///responded.mass.budget



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.





EXTERNALLY

Garden

Shared rear garden.

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 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 : Napthens 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, gas, water & drainage; gas central heating; partial 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.





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Approximate total area^m

579 ft²

53.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPM: 2013 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFTE 340

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	61	80

England, Scotland & Wales

EU Directive 2002/91/EC



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