



14 Derwent Street, Keswick – CA12 5AN

Guide Price £295,000

PFK

14 Derwent Street

Keswick, Keswick

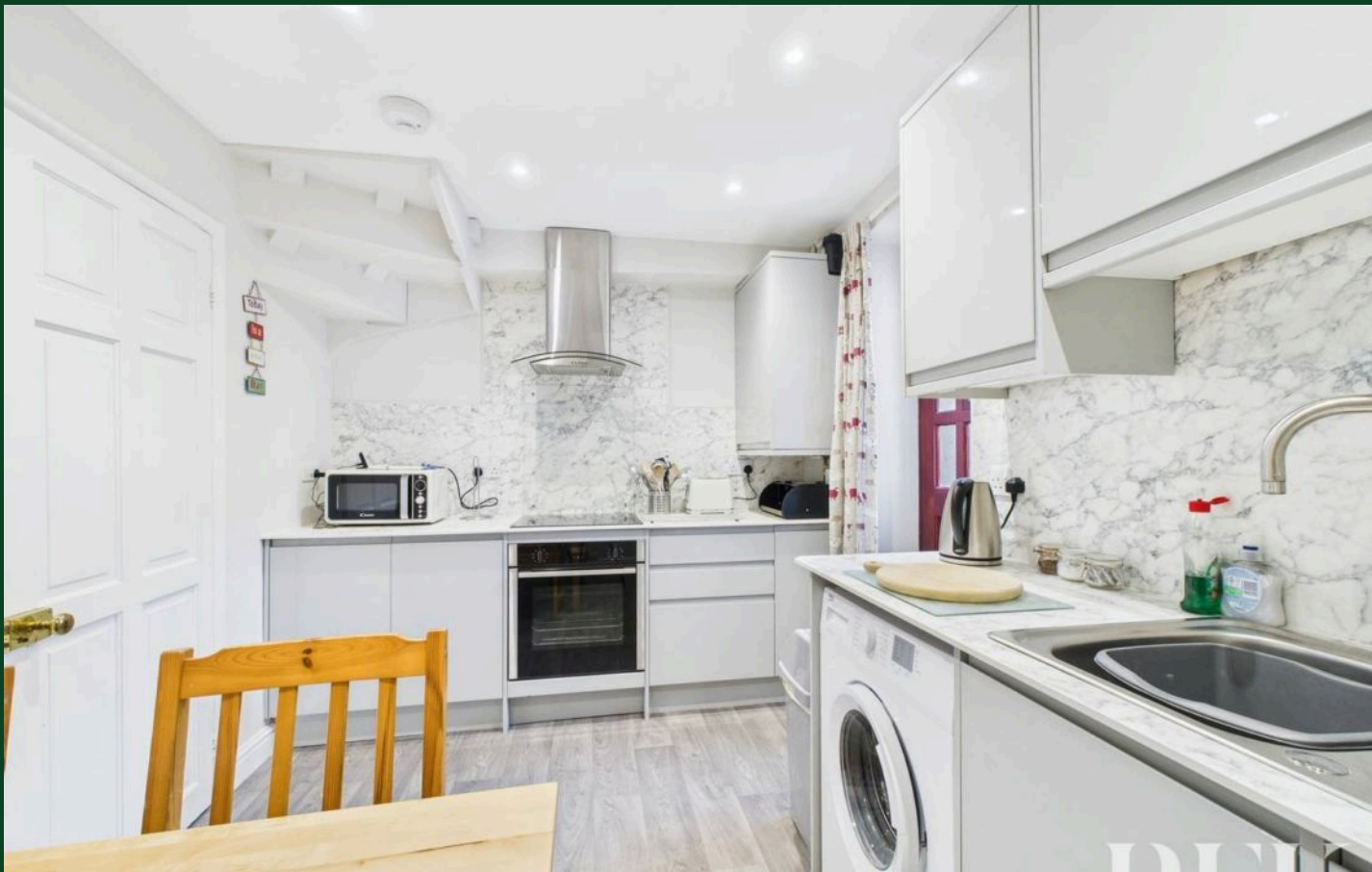
A pretty two bedroom Lakeland cottage in the very heart of Keswick town centre.

Council Tax band: D

Tenure: Freehold

- Two bedroom cottage
- Shared rear courtyard garden
- Freehold
- Council Tax band: assessed for business rates
- Well presented
- Town centre
- Fixtures and fittings by separate negotiation
- EPC rating D





ACCOMMODATION

Living Room

12' 2" x 12' 0" (3.70m x 3.67m)

Window to front aspect with feature window seat, stairs to first floor, inset fitted cupboards, feature fireplace with wood burning stove and stone hearth.

Kitchen/Breakfast Room

12' 6" x 8' 2" (3.80m x 2.50m)

With door to rear aspect, a range of matching wall and base units, complementary work surface and matching splash back, stainless steel sink, drainer and mixer tap, oven with induction hob and extractor over, space for washing machine, integrated fridge/freezer, space for dining table and chairs and a radiator.

FIRST FLOOR LANDING

Loft access

Bathroom

6' 6" x 5' 7" (1.99m x 1.70m)

Obscured window to rear aspect, bath with electric shower over, wash hand basin, WC and a heated towel rail.

Bedroom 1

12' 6" x 9' 11" (3.80m x 3.01m)

Window to front aspect, fitted cupboards and a radiator.

Bedroom 2

7' 3" x 10' 4" (2.21m x 3.16m)

Velux window, fitted cupboard and a radiator.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; 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.

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 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.

Directions

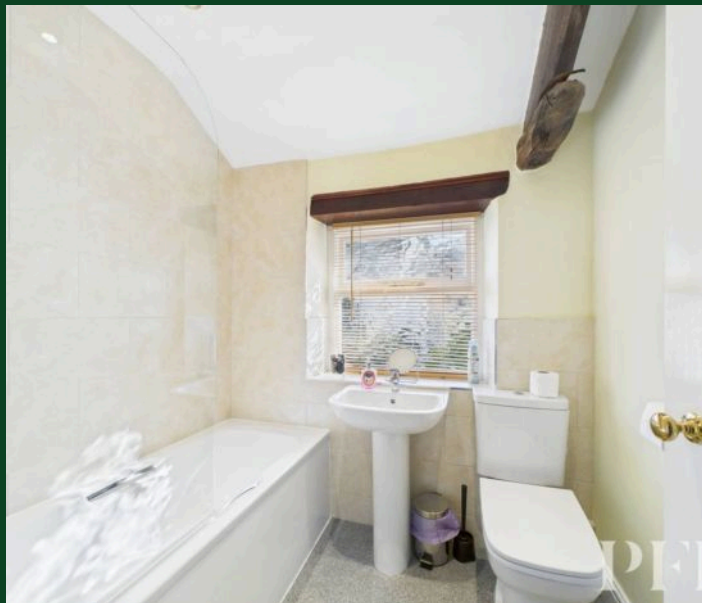
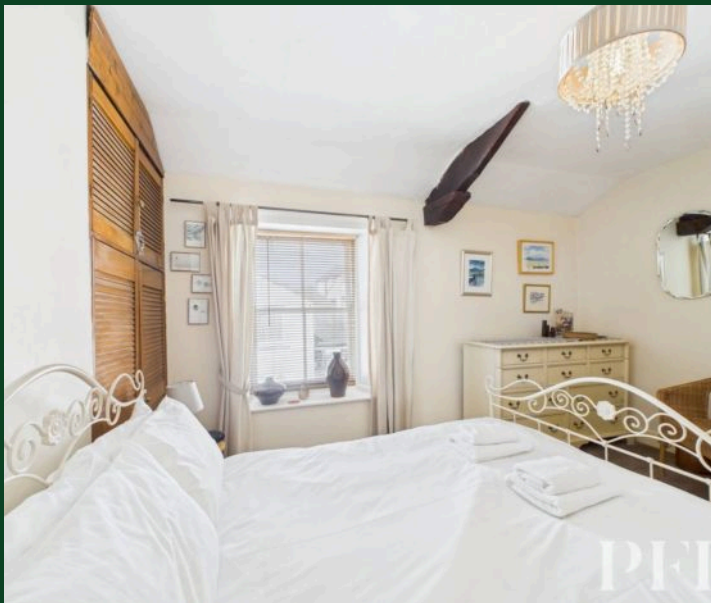
From our office continue along Station Street bending around left onto St Johns Street. Just before reaching the cinema, turn right onto Derwent Street. The property is a short distance on the left hand side before The Seams.





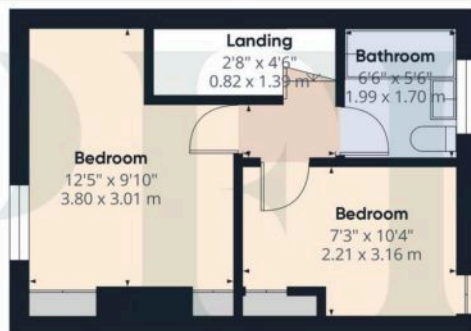
COMMUNAL GARDEN

Shared rear garden with four other neighbouring properties.





Floor 0



Floor 1

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Approximate total area¹⁾
506.32 ft²
47.04 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 are based on RICS NPS 3C standard.

DRAPY 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

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