



4 Kings Villas,  
Sedbergh, Cumbria LA10 5BJ

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# 4 Kings Villas, Sedbergh, Cumbria LA10 5BJ

## **RENOVATION PROJECT - in need of a full makeover**

4 Kings Villas is located centrally in the market town of Sedbergh with good access to the town's amenities, including a greengrocer, butchers and a variety of pubs and cafes. There is also great access to many walking trails in the Howgill Fells with a view of Winder from the front of the property.

Accommodation to the ground floor comprises of a hallway leading to the lounge, kitchen and utility room with stairs off to the first and second floors. The lounge is situated to the front of 4 Kings Villas and offers an abundance of space with feature alcoves, built in storage cupboards and feature fireplace. The kitchen to the rear is a good size with utility room off and rear porch leading to the yard. There is also and under stairs cupboard/inner hall from the kitchen back through to the hallway.

To the first floor there is a small landing, two of the double bedrooms and a bathroom with another under stairs storage cupboard. On the second floor, there is a third double bedroom with a generous storage room.

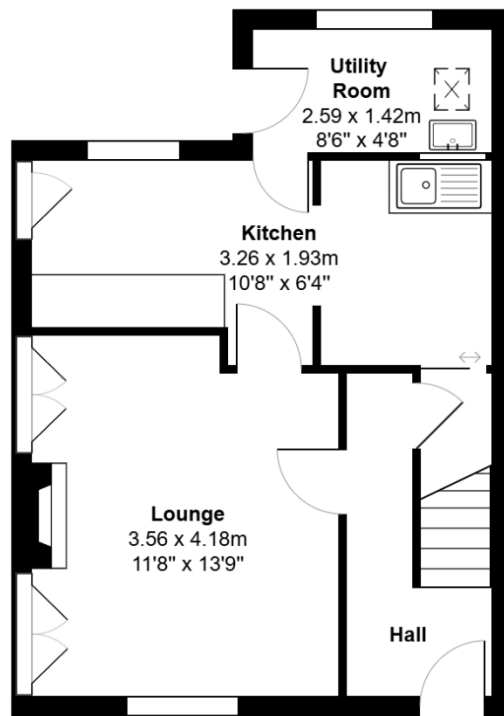
Externally there is a shared yard with access over to the garage and stone store previously an outside wc.

This property is a project looking for someone to invest with lot of potential to create your own home.

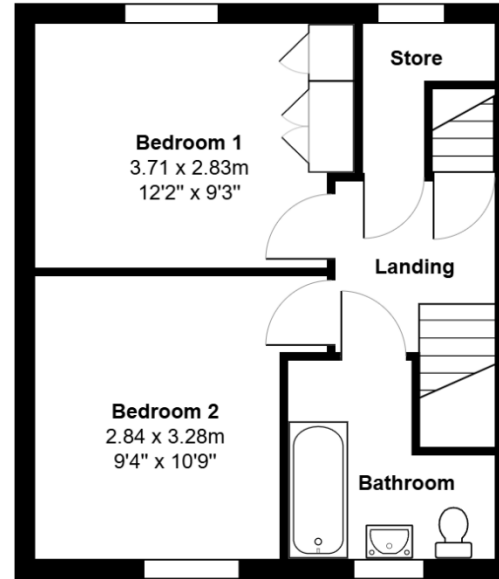
Viewings highly recommended to appreciate this spacious property.

**Guide price £200,000**

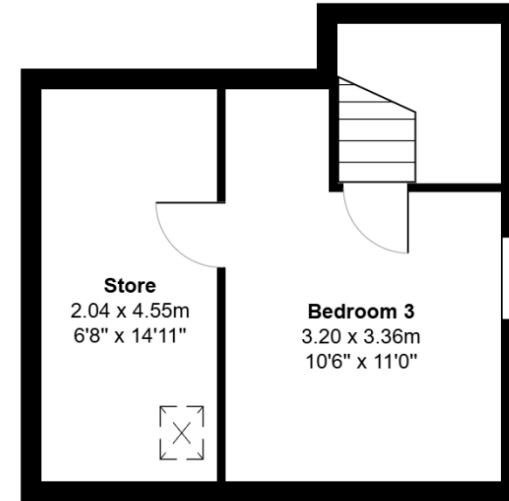




**Ground Floor**



**First Floor**



**Second Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

## SERVICES

Mains gas, electric, water and drainage.

## TENURE

We are advised by the vender that the property is Freehold.

## COUNCIL TAX BAND

We are advised that the property is currently in Band B.

## DIRECTIONS

Off Main Street up Kings Yard in the centre of Sedbergh.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | <b>87</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>33</b>               |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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