

Stramongate

£195,000

4 Grosvenor Court, Stramongate, Kendal, Cumbria , LA9 4BD

Tucked away in a quiet and pleasant courtyard setting, 4 Grosvenor court is an attractive stone built and slated two bedroom cottage that offers the perfect blend of charm and convenience. Located just a short stroll from Kendal's historic town centre with its range of shops, cafes and restaurants. Benefiting from an allocated parking space, the property presents an ideal opportunity for first-time buyers, investors or those seeking a holiday home in this popular market town.

Quick Overview

- Attractive stone built cottage
- Allocated parking space
- Open plan living room & kitchen
- Two bedrooms
- Three piece bathroom
- Walking distance of Kendal Town centre
- Will appeal to a range of buyers
- Early viewing recommended!
- No upward chain
- Ultrafast Broadband speed



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Ultrafast



Allocated Parking
Space

Property Reference: K7094



Open plan living room/kitchen



Open plan living room/kitchen



Kitchen



Bedroom One

The front door opens into a welcoming open-plan living room and kitchen. A sash window provides a pleasant front aspect, and stairs lead to the first floor with a useful understairs storage cupboard. The kitchen is fitted with an attractive range of wall and base units complemented by work surfaces, a breakfast bar for informal dining and an inset sink and drainer with co-ordinating part-tiled walls. There is an integrated oven with four-ring electric hob and extractor over, space for an under-counter fridge and plumbing for a washing machine.

On the first floor, the landing provides access to both bedrooms and the bathroom.

Both bedrooms enjoy a front aspect with sash windows and bedroom two features an airing cupboard housing the hot water cylinder.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin, along with tiled walls, downlights and access to the loft space.

The property is offered for sale with no upward chain, and early possession is available. Call now for more details or to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Open Plan Living Room/Kitchen

15' 8" x 15' 7" (4.78m x 4.75m)

First Floor

Landing

Bedroom One

8' 5" x 8' 3" (2.58m x 2.54m)

Bedroom Two

7' 9" x 6' 10" (2.37m x 2.10m)

Bathroom

Parking: Allocated parking space

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax - Band B

Services: Mains electricity, mains water and mains drainage

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///reject.glory.punt](https://reject.glory.punt)

Situated within easy walking distance of the town centre, Grosvenor Court can be found just off Stramongate after Kendal Dental Care. Turn into the courtyard, go under the archway and number 4 is the first property on the right-hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Two



Bathroom

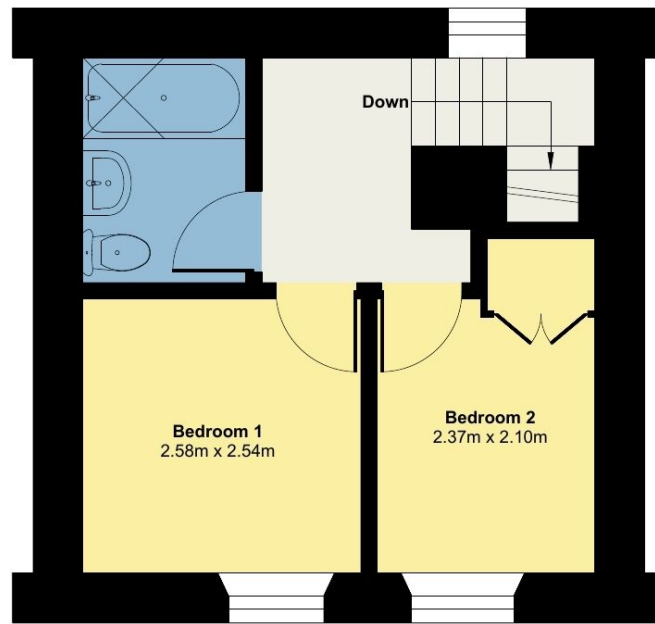


Allocated Parking

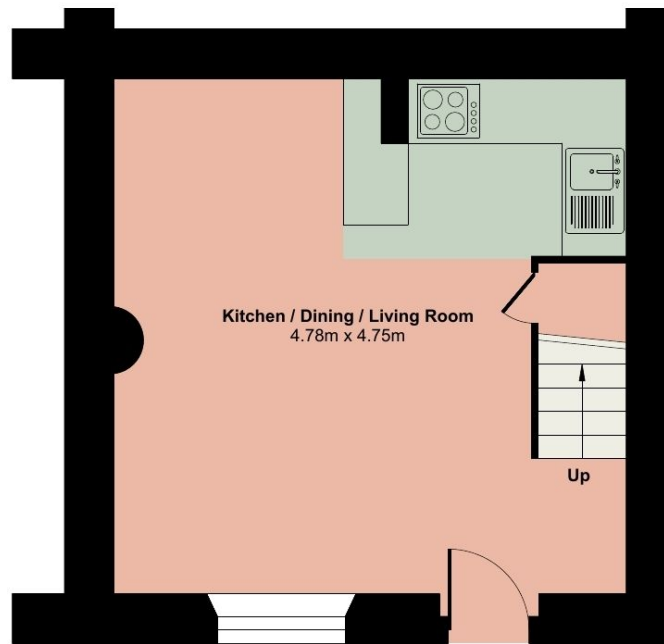
Grosvenor Court, Stramongate, Kendal, LA9

Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284841

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