



30 Ann Street, Kendal - LA9 6AA

Offers Over £140,000







## 30 Ann Street

Kendal, Kendal

This charming property presents an ideal opportunity for a first-time buyer or savvy investor, looking for a characterful property centrally located in the busy market town of Kendal. Boasting a delightful blend of traditional charm and modern convenience, this home welcomes you with an inviting open plan layout, across the ground floor offering a cosy and characterful feel, flowing nicely into the breakfast kitchen after with plenty of storage and outside access. The first floor locates; a master bedroom with over-stair storage, a convenient TV point, and ample space for a home office setup. The bathroom is well sized and contemporary with a three piece fitted suite. Outside residents can appreciate the convenience of on-street permit parking and rights of access across the rear garden, for refuse disposal and access to the outside store, which requires restoration.

This property is sure to captivate those seeking a home that combines historical allure with modern amenities. Don't miss this rare opportunity to own a slice of Kendal's rich heritage within a central and convenient location.





Heading into Kendal town from the North, with Kendal train station on your right, follow onto Wildman Street. Turning left after zebra crossing, follow the road around with the church and Goose holme playing field on your right, you will pass Castle Street and take the next left and the property can be found on the left.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### Open Plan Living / Kitchen

18' 4" x 10' 6" (5.59m x 3.20m)

Open aspect living/kitchen. Benefitting from a breakfast bar, white gloss kitchen units, marble style worktops and a sink/drain. Rear obscured window, integrated oven/hob and extractor fan. Space for a washing machine and dryer. The room flows nicely with wooden-style flooring throughout. Featuring a characterful focal fireplace and a deep-set windowsill, with the main entry door opening into the living area and rear courtyard access to the back of the property, which you have a right of way across.

### Bedroom

9' 1" x 10' 5" (2.77m x 3.18m)

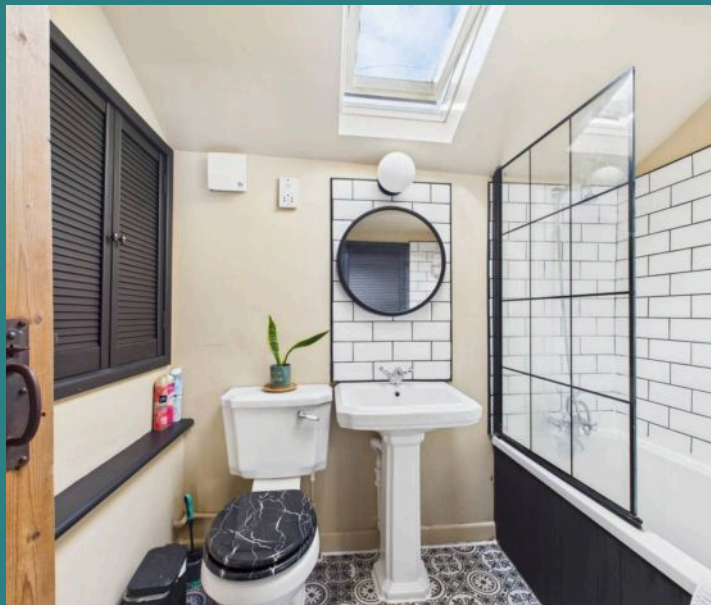
Master bedroom fitted with front facing windows, neutral decor, and wood style flooring.

### Bathroom

6' 2" x 7' 7" (1.88m x 2.31m)

This contemporary suite locates brickwork style tiling over the bath and handbasin. Neutral decor and cushioned Andalusian style flooring. Storage over the staircase where the boiler is located.







## REAR GARDEN

The garden is owned by the neighboring property on the right. There are rights of access across the rear garden, for the use of refuse storage and access to the quaint old outhouse (in need of repair).

## ON STREET

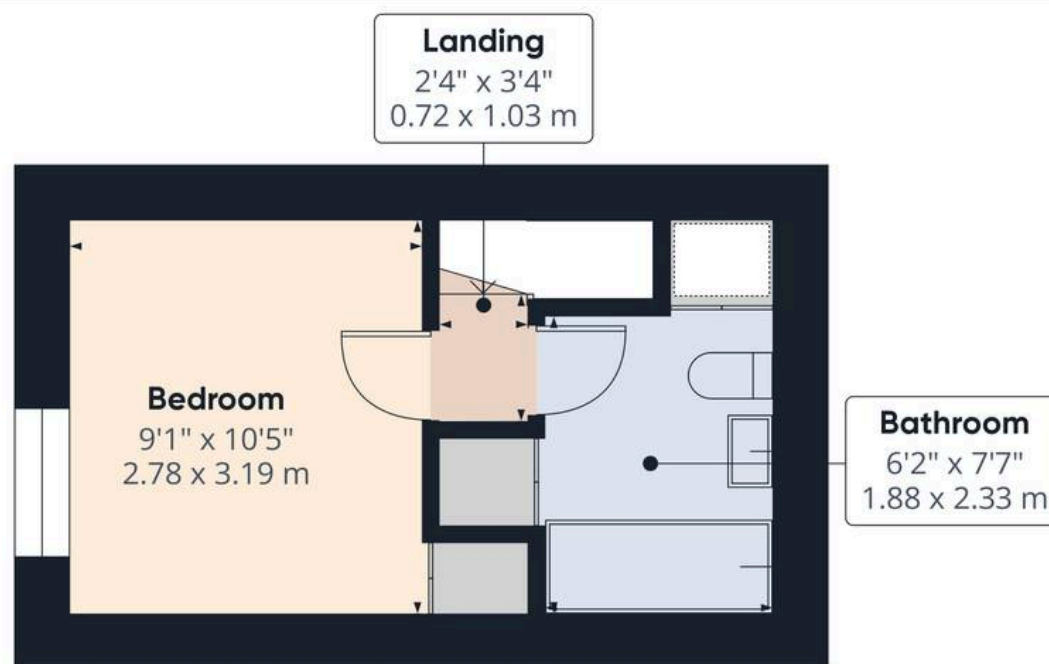
1 Parking Space

On street residential permit parking, outside to the front of the property.





Ground Floor



Floor 1

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

371.36 ft<sup>2</sup>

34.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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