



**Alice Lane, Little Broughton, Cockermouth, CA13 0YB**

**£1,000 PCM**



# Alice Lane, Little Broughton, Cockermouth, CA13 0YB

## DESCRIPTION

Welcome to this charming property located on Alice Lane in the picturesque village of Little Broughton, Cockermouth. This delightful house boasts four bedrooms, perfect for a growing family or those in need of extra space.

Situated in a quaint village setting, this period property (built 1756) exudes character and charm, offering a unique living experience. With four bedrooms, there is ample room for guests or the creation of an office or hobby space.

The property features a nicely fitted kitchen and separate utility, there is a living room and a dining room, ideal for entertaining and spacious enough for a family. The village location provides a peaceful and serene atmosphere, and being just 3 miles from Cockermouth and easy commute to the West Coast. Externally there is an easy to maintain garden area and patio for sitting out on an evening.

Don't miss out on the opportunity to rent this lovely home in the heart of Little Broughton. Book a viewing today.

Pets Considered

Council tax band - B

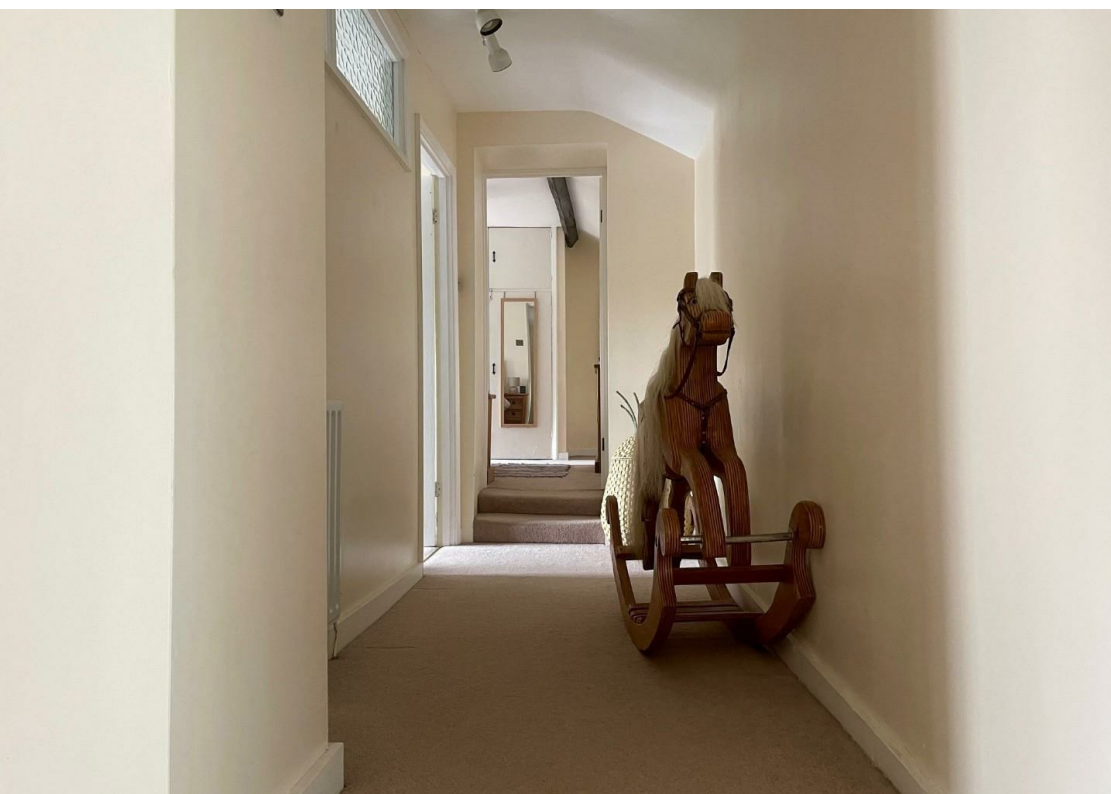
Rent £1,000

Deposit - £1,263.00

Holding deposit - £230.00

EPC - D





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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