



**HUNTERS**<sup>®</sup>  
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2



# Church Terrace, Kendal

£240,000

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\*\*\* Call Hunters Kendal to View \*\*\* Central to Kendal town Low Fellside sits within an elevated position benefitting from direct views across the town towards Benson Knott and Whinfell. A stones throw from the busy market town of Kendal, this stone built two bedroom cottage has been renovated to a high standard throughout and will appeal to a range of buyers including investors and first time buyers.

86 Highgate, Kendal, LA9 4HE | 01539 816399  
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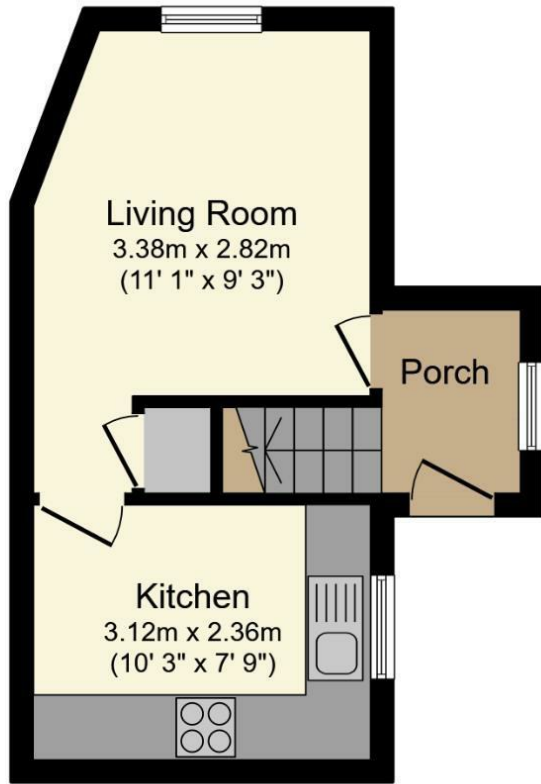
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## KEY FEATURES

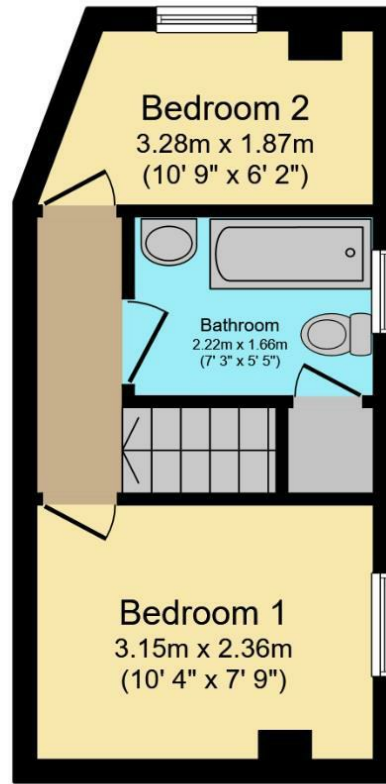
- Popular location within Low Fellside
- Highly sought after central position
  - Known to be a former Vicarage
- Modernised to a high standard throughout
  - Newly fitted character bathroom suite
  - Two bedrooms (double and a single)
- Modernised living room and entrance porch
  - Front and side terrace with town views
  - Energy performance report awaited





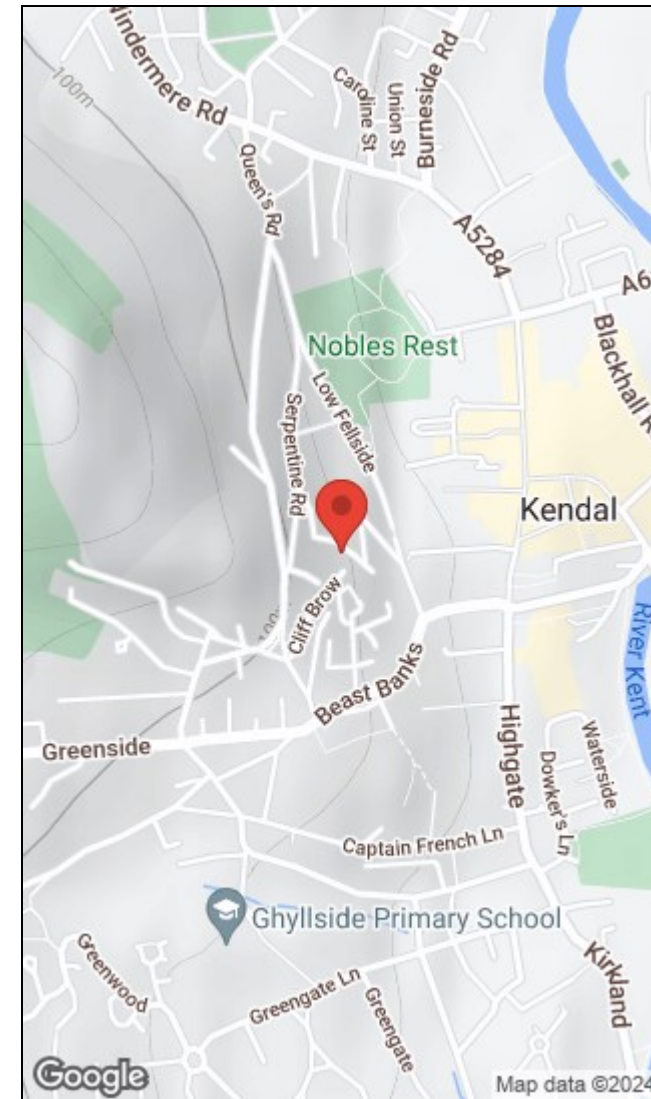


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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