



## Riverbank Road, , Kendal, LA9 5JS

- Detached Three Bed Bungalow
- Fitted Kitchen
- Attached Garage, long Driveway
- Double Glazed
- No Onwards Chain
- Spacious Lounge
- Wet-room
- Gardens Front and Rear
- Gas Central Heating
- Council Tax Band D

**Guide Price £380,000**





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## DESCRIPTION

Sale of a detached three-bed bungalow located in a sought after residential estate on the south side of Kendal and just 1.3 miles from the town centre, with the accommodation comprising of an entrance porch, a spacious 'L' shaped lounge, a kitchen with modern units, three bedrooms, and a wet-room. There is an attached garage, a long printed concrete driveway, and gardens front and rear. The property has the further benefits of being double glazed and gas centrally heated.

There are extensive local amenities with a wide range of shops, bars and restaurant in Kendal, and there are a number of supermarkets and many infant, primary and secondary schools, as well as further education at Kendal College. The Lake District National Park is about a 20 minute drive away and access to West Coast rail line is provided at nearby Oxenholme. Junction 36, connecting to the M6, is a 5 minute drive away.

The property is offered without a chain.









## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

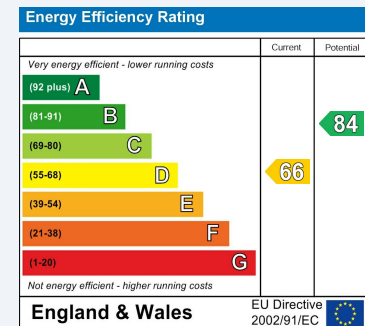
Please contact [kendal@hunters.com](mailto:kendal@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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.