



Camp Street, Maryport, Cumbria, CA15 6HP

TRADITIONAL THREE STOREY TOWN HOUSE | LOTS OF POTENTIAL FOR MODERNISATION, | LIVING ROOM, DINING KITCHEN. | THREE BEDROOMS, LARGE BATHROOM | CELLAR | REAR YARD AREA | SOUGHT AFTER LOCATION

Asking Price: £60,000

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HERE TO GET *you* THERE

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This traditional three storey terrace house has the potential to make a stunning, characterful home. Requiring modernisation, the property makes an excellent opportunity for the new buyer to put their own stamp on the spacious accommodation. With three bedrooms and large bathroom, living room and dining kitchen. A rear yard area. Located on a highly popular street, close to Maryport town centre.

LOCATION

DIRECTIONS

From the town centre, head up High Street and at the end turn right onto Fleming Square. Turn left off Fleming Square onto Camp Street.

Entrance Hall

With stairs to the first floor and access to the cellar.

Living Room

3.63m (11' 11") x 2.7m (8' 10")

With a feature fireplace.

Dining Kitchen

3.5m (11' 6") x 3.48m (11' 5")

With some fitted units, door leading to the outside.

First Floor Landing

Stairs to second floor.

Bedroom 1

3.8m (12' 6") x 3.6m (11' 10")

Currently in use as a second living room.

Bathroom

3.6m (11' 10") x 3.45m (11' 4")

With bath, wash basin and wc.

Second Floor Landing

Access to loft space with a Velux window.

Bedroom 2

3.84m (12' 7") x 3.63m (11' 11")

Bedroom 3

3.84m (12' 7") x 3.45m (11' 4")

Outside

A small rear yard with access to a shared lane.

Agents Notes

The property requires renovation. Potential purchasers are advised to obtain specialist reports in order to estimate costs for remedial works, in order to make an informed offer.

OPENING HOURS

Mon, Tues, Thurs & Fri: 9am - 5pm Wed: 9:30am - 5pm

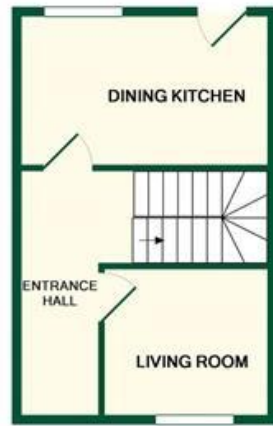
Sat: 9am - 4pm

Sun: Customer Service Team 10am - 4pm

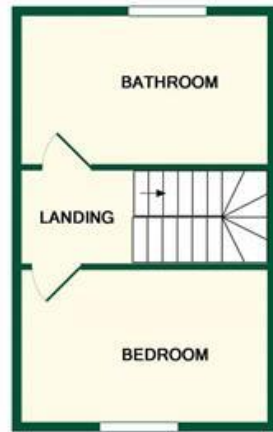
THINKING OF SELLING?

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.

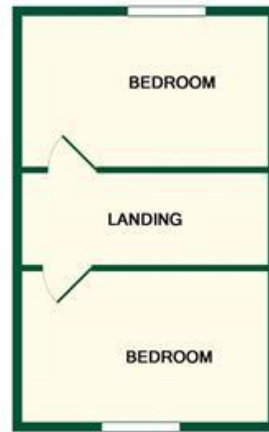
Camp Street, Maryport, Cumbria, CA15 6HP | £60,000



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	8	81
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Performance Certificate

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

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