



6 Elim Grove

Bowness- On-Windermere, LA23 2JN

Guide Price £450,000

6 Elim Grove

Bowness-On-Windermere

6 Elim Grove is a delightful Lakeland mid-terrace property which has undergone recent upgrading including installation of a new bathroom, renovated and restored sash windows, external and internal decoration and carpets to this a fine home in a popular location. 6 Elim Grove is a typical property of the late Victorian era with original features including deep skirting boards, coving and decorative fireplaces. The accommodation comprising of three generous sized bedrooms, bathroom, kitchen diner and lounge spread out over three floors with parking to the front and small patio area to rear with stone outbuilding. Currently run as a holiday let and offers an excellent opportunity to purchase a lucrative and highly rated holiday let investment property set in the Lake District National Park, furniture available by separate negotiation. This property would suit a wide range of buyers making an ideal permanent home, investment property or holiday retreat with others in the row having been improved over the years; these properties always prove to be popular.

6 Elim Grove is in a quiet area set within a cul-de-sac of a mix of traditional and modern houses in a very convenient location close to the centre of Bowness village with the benefit of parking and within easy walking distance to a wide range of shops, restaurants, amenities, and Windermere Lake Shore.





Accommodation

Front door from front drive leads to:

Entrance Hallway

Entrance vestibule with radiator, with beautiful wooden flooring. There is a fitted bench and coat hooks.

Sitting Room

Located at the front of the property, the sitting room is a characterful room, with a wooden floor. Central log burning stove set into a Lakeland stone surround and set on a black slate hearth. There is a window overlooking the front of the property and is open to the kitchen/diner.

Kitchen diner

Fitted kitchen with ample space for dining table, modern range of base and wall units with integrated sink and drainer under the window. There is a mix of wooden flooring and red quarry tiles. There are integral appliances including a Bosch oven, Siemens 4 ring gas hob with extractor over, dishwasher and fridge. To the side of the kitchen is utility alcove, which has a work top, cupboards, integral freezer, and washer, the area also offers additional storage space for household items, such as hoover and ironing board. Rear door giving access to rear yard and outbuildings.





Staircase with half landing window and radiator, leading to first floor landing.

Bedroom Three

Double bedroom located at the rear of the property, currently used as a twin room with window overlooking the rear, which has a deep window sill and radiator.

Bedroom One

Larger than average double room located at the front of the property with two large windows. There is a decorative traditional fireplace and radiator. Ample of space for bedroom furniture.

Stairs lead up to second floor

Cloak Room

At the top of the stairs there is a small cloak room with WC and small hand basin and a window with obscure glass.

Bathroom

A large bathroom with a four-piece white suite comprising of a bath with mixer taps, shower cubical, hand basin and WC. A chrome ladder style radiator and a Velux window. There is also a large storage which houses the wall mounted Valliant Boiler.

Bedroom Two

A further large double room with beams and a traditional decorative fireplace. There is a window and a radiator and plenty of space for bedroom furniture.





Outside

To the front of the property there is a driveway with private parking for two vehicles. To the rear of the property is a small yard area with access to stone slate outbuildings useful for storage and utility area. Unlike the neighbours, the small courtyard area does not have any right of way through it.

Services

All mains connected. Gas central heating.

Tenure

Freehold.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Council tax band

£3,350 Actual amount payable £1671.65. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness Council 01539 733333.

Directions

From our Windermere office proceed to Bowness on Lake Road and with Beresford Road on the left hand side followed by Beresford's restaurant pass the block of flats and take the next left into Elim Grove. Follow the road down to the right with Elim Grove on the left and at the bottom of the hill turn left with the subject property being along the terrace on the right-hand side.

Whatthreewords: ///raven.future.blacken





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1219.23 ft²
 113.27 m²

Reduced headroom
 5.01 ft²
 0.47 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.