



6 Glebe Gardens

Bowness-on-Windermere, Cumbria, LA23 3EU

Price £350,000

6 Glebe Gardens

Bowness-on-Windermere, Cumbria

6 Glebe Gardens is a two-bedroom detached bungalow located in a highly sought after residential area. The property being situated in a most convenient location within walking distance to all amenities yet in a quiet position only a short walk to Lake Windermere and Bowness Bay. In need of renovation, this well-proportioned accommodation briefly comprises entrance hallway, sitting room, breakfast kitchen, two bedrooms and a bathroom all on the ground floor. The property benefits from some double glazing and gas central heating. There is also a loft room which offers potential to develop into further accommodation, subject to the necessary planning consent. Outside offers a garage and a generous driveway to the front with ample parking for four vehicles and private gardens to the side and rear. This is the perfect property for someone wanting to put their stamp on a property and make it their own.

Set on a quite road in Bowness village, incredibly central everything within the bustling and thriving Lakeland honeypot resort of Bowness is on hand including a host of cafes, bars, restaurants and takeaways, a range of independent shops, and Old Laundry Theatre are all within walking distance. Convenient to bus and railway services in nearby Windermere and good road links to Kendal and the M6 motorway.



Accommodation

An open porch area, the glazed front door leads through to the hallway

Hallway

A central hallway giving access to all the rooms, there is a radiator and a loft hatch.



Sitting room

A light room with UPVC French doors in the bay window that lead out to the side garden. There is a log burner sat on a slate hearth, radiator, and wooden floor. A door leads through to narrow stairs that give access to the loft.

Loft room

At the top of the stairs, you will find a storage area with banister rails around and the wall mounted gas boiler. Through a restricted head height doorway there is an additional room with a radiator and a window overlooking the front of the property.



Kitchen

A spacious room with dual aspect from one single glazed and one UPVC windows, overlooking both the front and side of the property. There is a limited amount of modern base units in grey with laminate work top, white ceramic sink and draining board, freestanding gas cooker and space and plumbing for a washer. Tiled splash backs and a wooden floor.

Bedroom one

At the rear of the property there is double bedroom with a window over looking the rear garden, with a radiator.

Bedroom two

Located at the front of the property, with UPVC window there is a second double bedroom with a storage alcove and a radiator.

Bathroom

A three piece suit in white consisting of a bath with shower over, hand basin and WC. There is a radiator and a Velux skylight window.



Outside

A the front is a tarmacked driveway offering parking for four vehicles, raised beds and an attached garage that offers hot and cold water and power. A gate leads to the side of the property where you will find a decking area, a gravelled area and a large storage shed.



Services

All mains connected

Tenure

Freehold

Council tax band

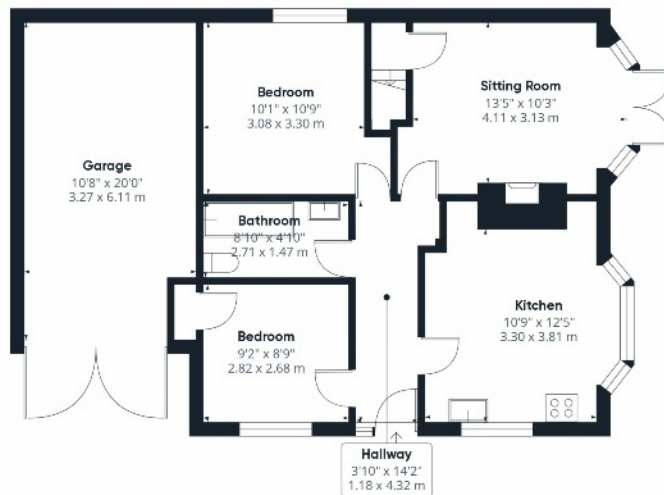
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Internet Speed

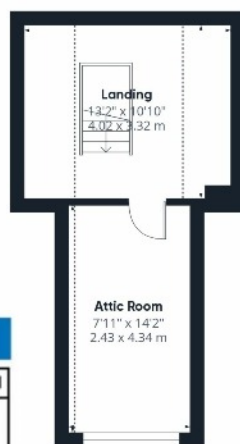
Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

From Windermere, follow New Road continuing as Lake Road for approximately 1 mile until you reach Bowness Bay and the steamer piers on the promenade in the centre of Bowness. Follow the road in a southerly direction towards Newby Bridge and Glebe Gardens is the 2nd turning on your right hand side, where 6 Glebe Gardens can be found on your left hand side.



Floor 0



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	76
England & Wales		
	EU Directive 2002/91/EC	

MATTHEWS BENJAMIN

Approximate total areaⁱⁱⁱ

1069.49 ft²
99.36 m²

Reduced headroom

76.03 ft²
7.06 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.