



PRICE £268,000

**2 CASTLE OVAL, KENDAL,
CUMBRIA, LA9 7BD**

Occupying a location within the highly sought-after Castle estate, this property provides well-proportioned accommodation in a traditional setting with attractive gardens to surround. An ideal home for first-time purchasers, couples and investment buyers.



3



1



1



On Road
Parking

Lounge



DIRECTIONS

Satnav: LA9 7BD, number 2

What3words: shovels.torch.quit

LOCATION

The property is situated in the Castle estate, which is a highly sought-after residential area of Kendal and comprises a range of traditionally styled, stone-built properties. Set to the foot of Kendal Castle, the property also provides access to nearby amenities including Castle Stores convenience shop, and further afield into the town centre.

DESCRIPTION

2 Castle Oval is a traditionally stone-built, end-terraced cottage situated in a highly sought-after area of Kendal.

The property is approached from the front via a gate and pathway leading alongside an attractive front garden area, whilst the entrance door opens onto an entrance hall.

The ground floor accommodation comprises the lounge which provides a well-proportioned main reception room, with a double glazed window to the front and a feature gas fired, living flame effect fireplace acting as a focal point. The room has fitted cupboard storage and alcove recesses, as well as access to an understairs storage cupboard and a door into the kitchen.

The kitchen runs across the rear of the property and provides an L-shaped work surface with fitted base and wall-mounted storage units, as well as benefitting from a stainless steel sink and drainer situated beneath one of two double glazed windows to the rear. There is also space for a cooker and a fridge/freezer whilst the kitchen also provides access to storage, plus separate access to a rear porch with a door to the ground floor WC and additional access to the rear garden.

The first-floor accommodation comprises of three bedrooms and a bathroom, as well as loft hatch access to the ceiling.

There are two double bedrooms providing contrasting front and rear facing aspects, both of which provide a well-proportioned space. The third bedroom offers a single room, which could also be used as a home office/study space.

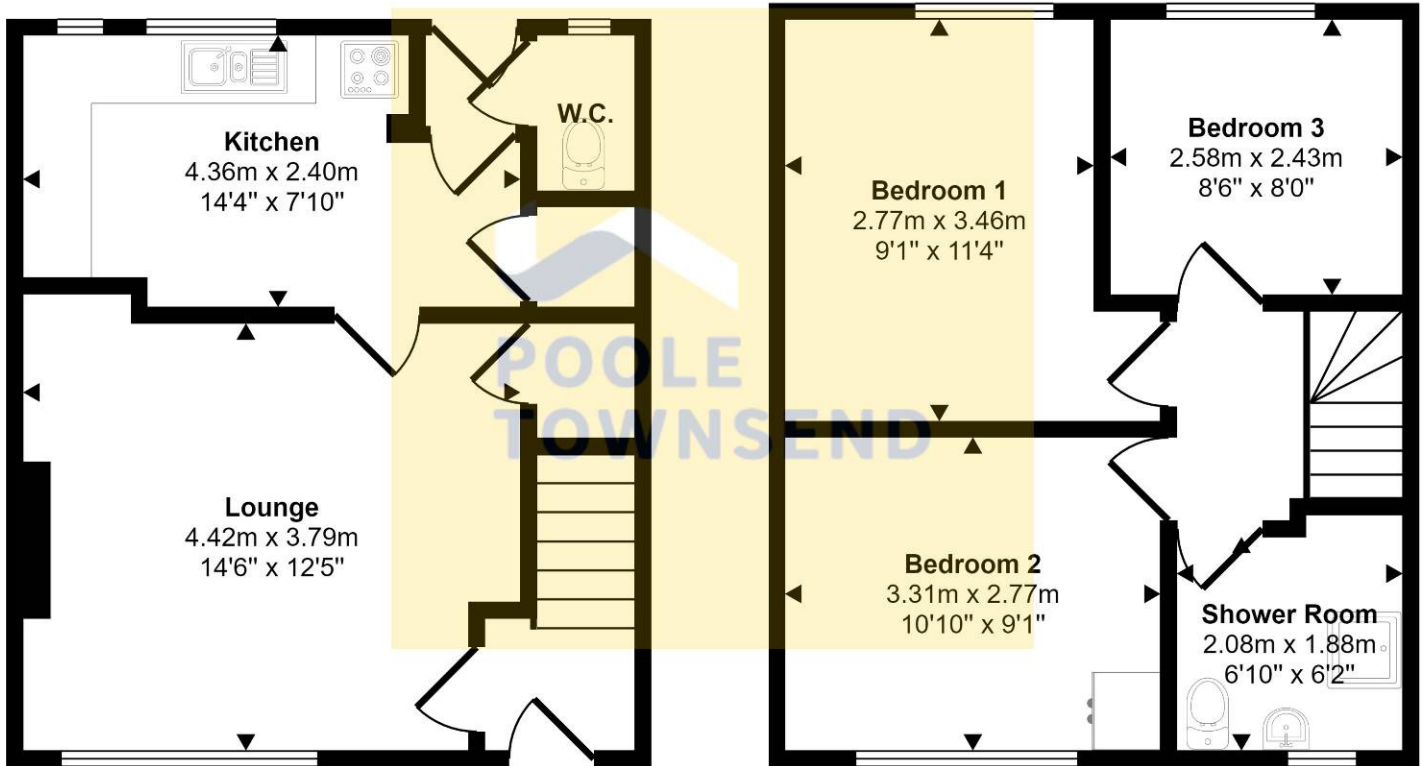
To the front of the property is the three-piece shower room which includes a wet room finished shower area, a WC and wash hand basin.

To the rear of the property there is a varied garden area with a raised stone paved patio seating space and an additional lawn, as well as access to storage within a wooden shed.



Property layout

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor

Approx 34 sq m / 369 sq ft

First Floor

Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Your viewing appointment is on _____

Additional information

Council Tax Band: C
Local Authority: Westmorland and Furness Council
Services: Mains gas, electricity and water
Tenure: Freehold

EPC Rating = E

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

The photographs and images used to promote this property have been captured using a combination of lens types with a Digital SLR camera, Giraffe 360, Ricoh Theta and/or iPhone.

Internet connection and speeds are available
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>