



**POOLE
TOWNSEND**

20 High Kent Close, Kendal

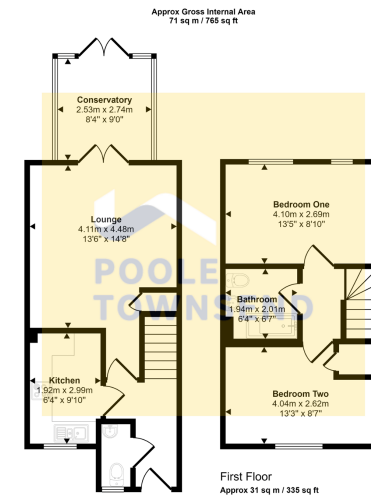
£285,000

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- Beautiful Modern Home
- Two Double Bedrooms
- Bright Living Room with Patio Doors to Rear Garden
- Neutral Kitchen
- Ground Floor w/c
- Low Maintenance Garden with Access to River
- Allocated Parking
- Located Close to Shops, Schools, Vets & More
- Council Tax Band C
- Tenure: Freehold





Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 31 sq m / 335 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.

Set within a highly desirable area of Kendal, close to amenities, 20 High Kent Close offers a phenomenal buy for a variety of purchasers. Providing bright, modern living space with conservatory to the rear, accessing the garden, alongside 2 spacious bedrooms and a modern bathroom, this home has ample space throughout. With low maintenance garden enjoying direct access to the river, this home must be viewed to be appreciated.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at
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We are open
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