



**16 Roman Road, Penrith – CA11 8DZ**

Guide Price **£250,000**

**PFK**



# 16 Roman Road

Penrith, Penrith

Attractive 3 bed semi detached house in sought after location. Spacious interior, modern kitchen, generous gardens, parking. Ideal for families, close to amenities and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive three bed semi detached home
- Well proportioned accommodation
- Very generous gardens
- Parking for 3 to 4 vehicles
- Desirable location
- Council Tax: Band B
- Tenure: Freehold
- EPC rating TBC







## ACCOMMODATION

### Entrance Hallway

Accessed via UPVC front door. Stairs to the first floor with useful understairs cupboard, cloaks area, radiator, and doors leading to the ground floor rooms.

### Living Room

12' 0" x 18' 1" (3.67m x 5.50m)

A beautiful dual aspect reception room with decorative coving, wall mounted electric fire, two radiators and generous recess, currently utilised for book display and storage.

### Dining Area

11' 3" x 7' 4" (3.42m x 2.24m)

An excellent dining space, with fitted cupboards and a breakfast bar in a similar design to the kitchen. A pantry cupboard, currently housing a freestanding freezer, provides additional storage and a further cupboard houses the central heating boiler. Decorative coving, tiled flooring, radiator, rear aspect window, and open plan access into the kitchen.

### Kitchen

11' 8" x 8' 7" (3.56m x 2.61m)

Formerly an outhouse, this has been converted into a good sized kitchen and is fitted with an excellent range of wall and base units with complementary work surfacing and upstands, incorporating sink and drainer unit with mixer tap. Integrated oven with induction hob and extractor over, plumbing and space for under counter washing machine, and integrated fridge. Tiled walls and flooring, loft access hatch, rear aspect window and glazed door lead into the sunroom with a further UPVC door out to the front of the property.





### Sun Room

10' 2" x 5' 1" (3.09m x 1.54m)

A delightful room with low level wall, and glazed to three sides with UPVC glazed door out to the expansive garden.

### HALF LANDING

With stairs continuing up to the first floor and door giving access to the cloakroom/WC.

### Cloakroom/WC

2' 7" x 5' 11" (0.80m x 1.80m)

Fitted with WC and corner wash hand basin set on a vanity unit, tiled walls and obscured side aspect window.

### FIRST FLOOR LANDING

An L shaped landing with loft access hatch, radiator, twin front aspect windows, and doors to the first floor rooms.

### Bedroom 1

11' 4" x 9' 11" (3.46m x 3.01m)

A front aspect double bedroom with radiator.

### Bedroom 2

9' 11" x 9' 0" (3.02m x 2.74m)

A dual aspect double bedroom with shelved storage cupboard, radiator, and enjoying lovely views.

### Bedroom 3

6' 4" x 12' 2" (1.94m x 3.70m)

A rear aspect single bedroom, currently utilised as an office, with deep set, shelved storage cupboard, radiator and enjoying beautiful views.

### Family Bathroom

5' 7" x 6' 4" (1.70m x 1.92m)

Fitted with a four piece suite comprising WC, wash hand basin, bath with tap connected, hand held shower attachment and fully panelled shower cubicle with mains waterfall shower. Tiled walls, vertical heated chrome towel rail, and obscured side aspect window.





## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Directions

On leaving the PFK office on Devonshire Street head down King Street, turning left after M&S food store and before John Norris. Continue on this road until reaching a mini roundabout, take the second exit onto Fell Lane, then the next right onto Brent Road. Continue round on Brent Road, taking the first left after the pedestrian crossing, onto Hutton Hill, and then the next right onto Roman Road. The property can be found a short distance along on the right hand side.





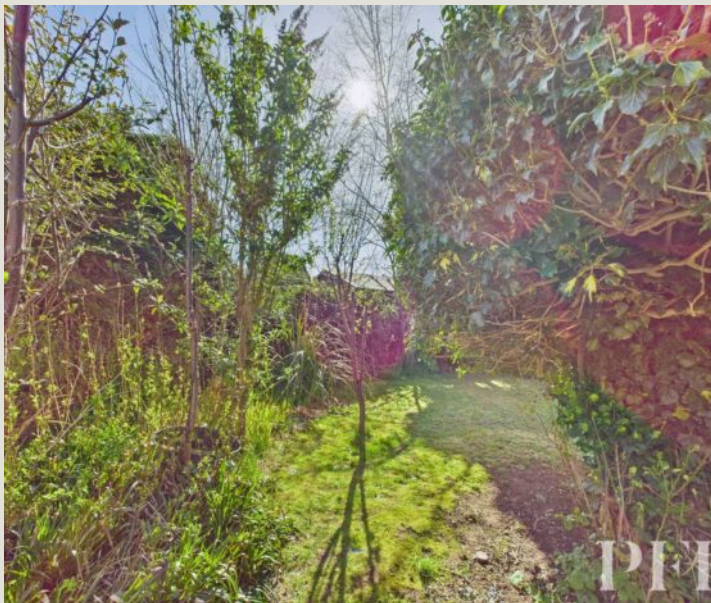


## GARDEN

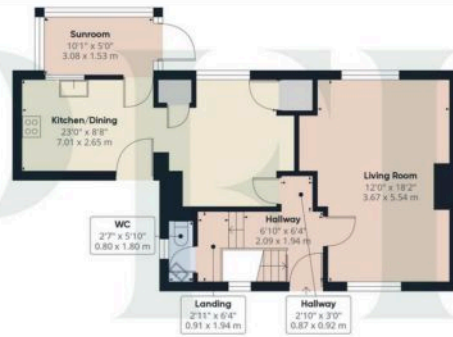
To the front of the property, the driveway provides offroad parking for three to four vehicles, together with an established flower and shrub bed, gravelled area and pathway leading to the front doors. To the rear of the property, is a fabulous and very generous, peaceful rear garden, where the space is really quite deceptive, considering the location of the property. Laid mainly to lawn which meanders down to the bottom of the garden where there is a greenhouse and shed, the garden enjoys a delightful mix of flagged patios and gravelled seating areas, established flower beds, shrubs and trees.

## DRIVEWAY

3 Parking Spaces



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Floor 0

Approximate total area<sup>(1)</sup>  
992 ft<sup>2</sup>  
92.16 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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 NPS 3C standard.

DRAFT 360





## PFK Estate Agents

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