



17 Garden Close, Penrith, CA11 7LF

Guide Price £180,000

PFK

17 Garden Close

The property:

Searching for an exciting town centre project property, with front and rear gardens, plus a great workshop / outhouse space; well, here it is, get ready to view 17 Garden Close.

This home is in the middle of a terrace of three, in the middle of Penrith, such a super location and yet boasting impressively generous front and rear gardens. Inside the accommodation is aesthetically dated and ready for its next chapter, but you will find that the open plan ground floor space flows beautifully and the first floor offers two generous double bedrooms and a bathroom.

Viewing is highly recommended to appreciate this absolute gem of a starter home or development / investment opportunity.

EXTERNALLY

Front and rear gardens

Residents Parking Permit – 2 Parking Spaces

On street parking

Outbuilding / Workshop

10' 4" x 7' 11" (3.16m x 2.42m)

Located at the bottom of the rear garden is a useful workshop / outbuilding with power.





Penrith

The location:

Garden Close is a conveniently located area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

ACCOMMODATION

Entrance

Living Area

12' 4" x 12' 0" (3.77m x 3.65m)

Dining / Kitchen Area

15' 4" x 8' 0" (4.67m x 2.44m)

FIRST FLOOR

Landing

Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom 2

8' 8" x 8' 7" (2.64m x 2.61m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.64m)





Floor 0 Building 1

Approximate total area⁽¹⁾

596 ft²

55.4 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC rating C

Directions

17 Garden Close can be located with the postcode CA11 7LF and identified by a PFK For Sale board. Alternatively by using What3Words: ///playback.pylons.tummy

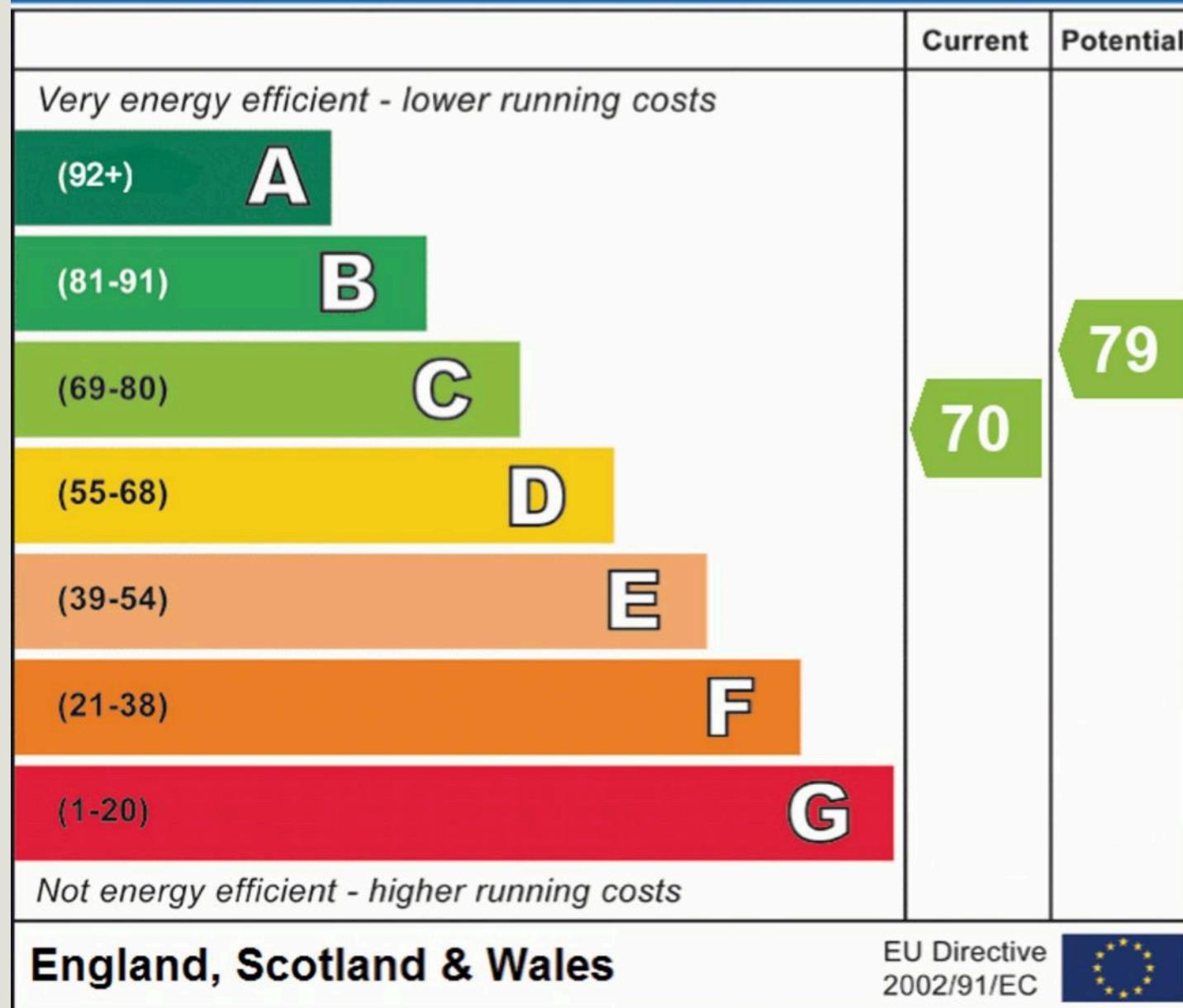
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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Energy Efficiency Rating





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