



12 Victoria Street

Windermere, LA23 1AB

Guide Price £200,000

12 Victoria Street

Windermere

Opportunity to purchase a well located mid-terraced cottage in the heart of Windermere village, which is in need of modernisation, providing a blank canvas for a prospective buyer to develop to suit their own requirements. This traditional Lakeland cottage offers accommodation comprising a lounge and dining kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. The property would suit a wide range of buyers, whether as a development investment, holiday retreat, weekend bolthole or permanent home.

Excellent located within the centre of Windermere village, on the main thoroughfare and within easy reach of shops, restaurants and all the amenities Windermere has to offer. The property is also within a short walking distance of the railway station, bus station and Booths supermarket, and is ideally placed for exploring the Lake District National Park.



Accommodation

Front yard leads to;

Entrance Hall

Lounge

Located at the front of the property comprising adjacent alcove cupboards with shelving, electric heater, TV point, and UPVC double glazed window to front aspect.

Kitchen

Includes a range of wall and base units, stainless steel sink and drainer, understairs storage cupboard and access to rear small yard with useful storage shed for bins and bikes etc.

First Floor Landing

Loft access.

Bedroom One

Large double bedroom at the front of the property with two UPVC double glazed windows.

Bedroom Two

Single bedroom with UPVC double glazed window to the rear.

Bathroom

Traditional suite comprising of bath with Triton shower over, WC and washbasin. Built in airing cupboard housing hot water cylinder and UPVC double glazed window.

Outside

Enclosed front garden area leading to front door. Small rear yard with access via lane at the side.

Services

Mains electric, water and drainage.

Tenure

Freehold

Council Tax Band

Westmorland and Furness Council – Band C.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

What3Words

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Ellerthwaite Square, Windermere, LA23 1DU

T 015394 47717

e sales@matthewsbenjamin.co.uk

MATTHEWS
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Floor 0



Floor 1

Approximate total area⁽¹⁾

739 ft²
68.6 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.