



**14 Musgrave Street, Penrith, CA11 9AS.**  
Guide Price £198,000

**PFK**

# 14 Musgrave Street

Penrith

This charming three bedroom plus box room/study terraced house, situated within this sought after residential area, seamlessly combines period character with a modern, contemporary feel. The versatile accommodation includes an entrance vestibule, hall, two reception rooms, a modern fitted kitchen, utility room, ground floor WC, a bedroom plus bathroom and a box room/study on the first floor and with two further bedrooms on the top floor.

Offered with vacant possession, the property has a proven history of successful long term rental, presenting the potential to generate a strong income. Alternatively, it would make a wonderful family home, complete with a rear garden and garage.

The neutral palette throughout allows new owners to easily personalise the space to their own taste. This terraced house is an excellent opportunity for families or professionals seeking a blend of traditional charm and contemporary convenience, all within a thoughtfully maintained and well designed setting.

Early viewing is strongly recommended to fully appreciate the potential and versatility this delightful home has to offer.

- **Council Tax band: B**
- **Tenure: Freehold**
- **EPC Energy Efficiency Rating: D**





## 14 Musgrave Street

Penrith

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

### Directions

14 Musgrave Street can be located with the postcode CA11 9AS or by using What3Words to get to the property: //ordeals.skillet.cutback

### ACCOMMODATION

#### Entrance Vestibule

4' 8" x 3' 6" (1.41m x 1.07m)

#### Hallway

11' 1" x 3' 1" (3.38m x 0.93m)

#### Lounge

12' 2" x 10' 7" (3.72m x 3.22m)

#### Sitting/Dining Room

10' 10" x 12' 2" (3.31m x 3.70m)

#### Kitchen

21' 8" x 8' 9" (6.60m x 2.67m)

## ACCOMMODATION continued

### Utility Room

6' 2" x 2' 10" (1.87m x 0.86m)

### WC

6' 10" x 4' 8" (2.09m x 1.41m)

### Outside Store

7' 3" x 9' 2" (2.20m x 2.79m)

### Landing

9' 9" x 2' 11" (2.97m x 0.90m)

### Bedroom 1

12' 2" x 14' 3" (3.72m x 4.35m)

### Bathroom

6' 5" x 7' 11" (1.95m x 2.41m)

### Box Room/Study

5' 2" x 8' 1" (1.57m x 2.47m)

### Landing

### Bedroom 2

12' 1" x 15' 3" (3.68m x 4.65m)

### Bedroom 3

10' 11" x 14' 3" (3.34m x 4.34m)

### Outside:

**Front Garden:** Front forecourt garden

**Rear Garden:** Rear yard that leads to a lawn garden and pedestrian gate to the rear and which leads to:

### Garage





## ADDITIONAL INFORMATION

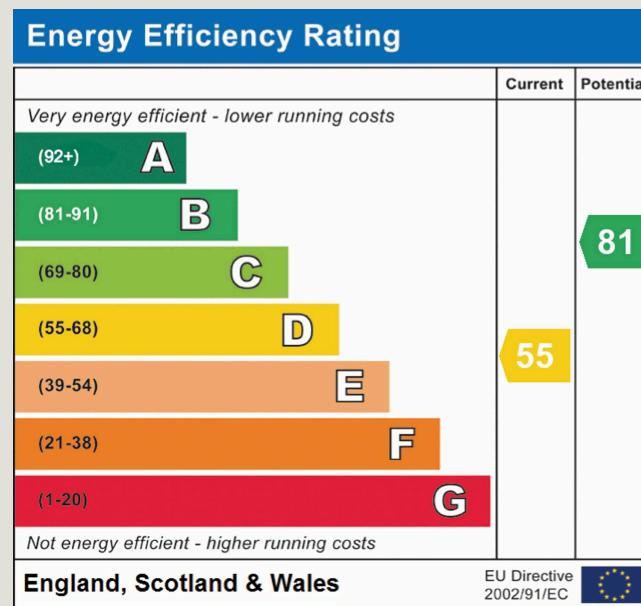
### Services

Mains electricity, gas, water & drainage; gas central heating & double glazing. 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.

### Referrals & Other Payments

PK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>1182 ft<sup>2</sup>  
109.6 m<sup>2</sup>

Reduced headroom

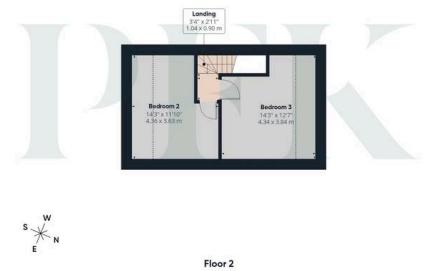
75 ft<sup>2</sup>  
7 m<sup>2</sup>

(1) Excluding balconies and terraces

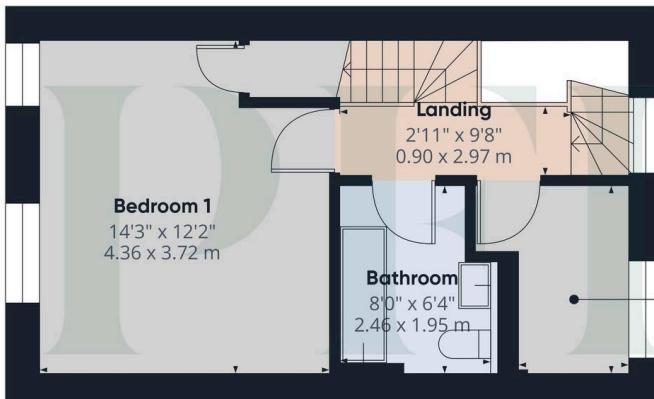
Reduced headroom  
Below 5 ft/1.5 m

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

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Floor 2



Floor 1

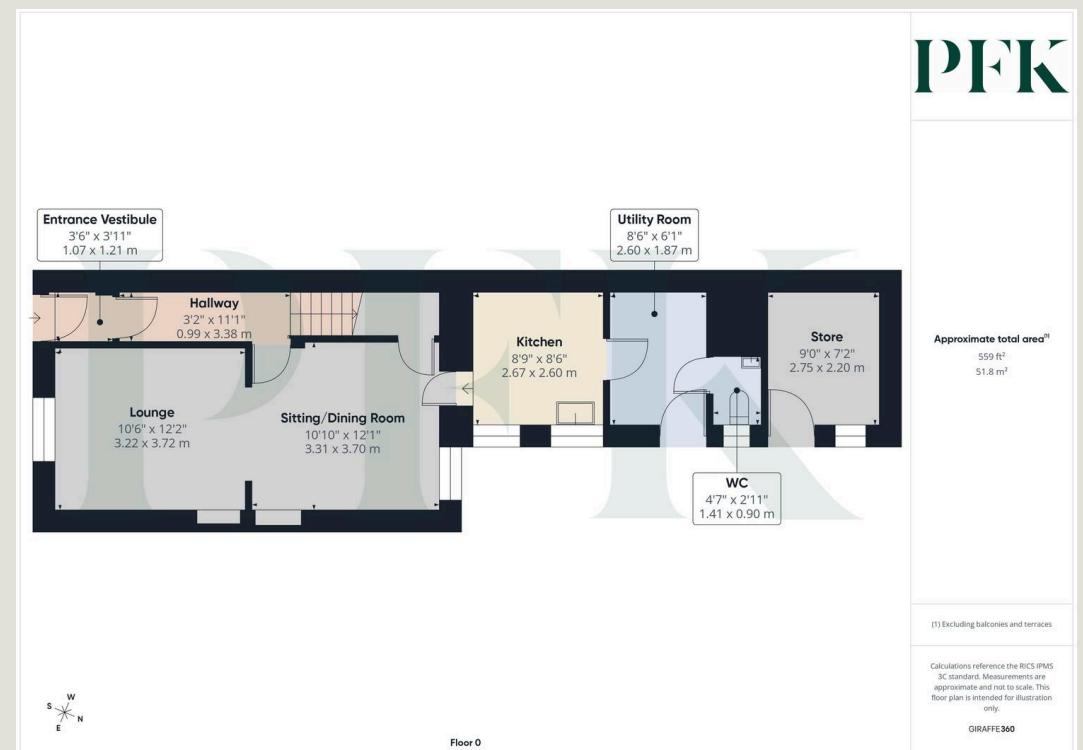
Approximate total area<sup>(1)</sup>302 ft<sup>2</sup>  
28 m<sup>2</sup>

(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.

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S W N E



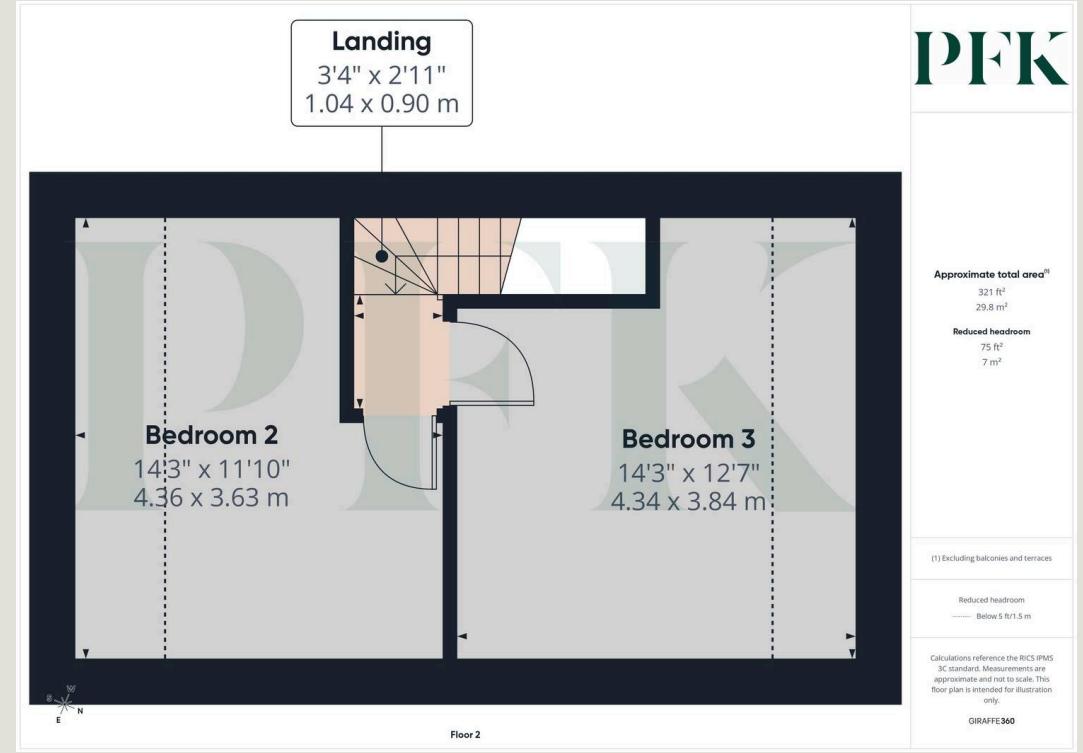
Floor 0

Approximate total area<sup>(1)</sup>  
559 ft<sup>2</sup>  
51.8 m<sup>2</sup>

(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.

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Floor 2

Approximate total area<sup>(1)</sup>  
321 ft<sup>2</sup>  
29.8 m<sup>2</sup>Reduced headroom  
75 ft<sup>2</sup>  
7 m<sup>2</sup>

(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.

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## PFK Estate Agents

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