



## Penrith

**£350,000**

20 Brunswick Square, Penrith, Cumbria, CA11 7LR

A substantial three bedroom period terrace house most conveniently situated within Penrith town centre directly overlooking Brunswick Square garden and offering generous accommodation including a second floor one bedroom studio apartment. Internal viewing is recommended.

Viewings come highly recommended.

### Quick Overview

Substantial period terrace house  
Convenient residential location in Penrith town centre  
Front outlook over Brunswick Square garden  
Three double bedrooms and main bathroom  
Living room, sitting room and fitted dining kitchen  
Second floor studio apartment with kitchen, bedroom and en-suite shower room  
Front forecourt and rear courtyard garden  
Useful basement storage rooms



4



2



2



D



Superfast  
74 Mbps



Permit Parking

Property Reference: P0272



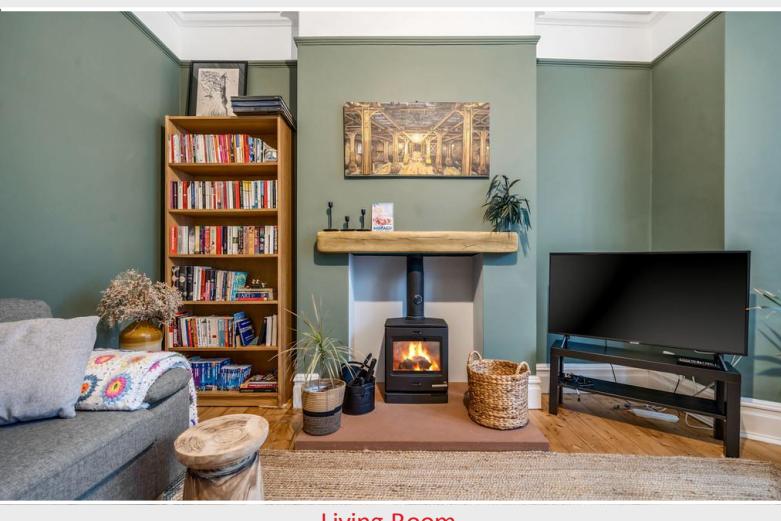
Dining Kitchen



Dining Kitchen



Living Room



Living Room

A substantial three bedroom period terrace house most conveniently situated within Penrith town centre directly overlooking Brunswick Square garden and offering generous accommodation including a second floor one bedroom studio apartment. Internal viewing is recommended.

#### Accommodation

##### Ground Floor:

##### Entrance Vestibule

##### Entrance Hall

With radiator, access door to basement.

##### Living Room 15' 10" x 13' 1" (4.83m x 3.99m)

With front bay window, recessed fireplace including wood burning stove and timber over mantle, radiator.

##### Sitting Room 12' 8" x 10' 0" (3.86m x 3.05m)

With radiator, built in cupboard.

##### Dining Kitchen 18' 8" x 11' 4" (5.69m x 3.45m)

With fitted base and wall units, sink with mixer tap, integrated dishwasher, extractor unit, period fireplace, radiator, built in cupboard.

##### Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator, external door.

##### WC

With WC and wash hand basin.

##### Basement: 12' 9" x 47' 9" (3.89m x 14.56m)

Spacious store room with external door.

##### First Floor:

##### Landing

##### Bedroom One 16' 5" x 11' 11" (5m x 3.63m)

With radiator, period fireplace.

##### Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m)

With radiator, period fireplace.

##### Bedroom Three 11' 6" x 10' 8" (3.51m x 3.25m)

With radiator.

##### Bathroom

With WC, wash hand basin, bath, shower cubicle, heated towel rail, built in airing cupboard.

## Second Floor:

### Landing

With roof window, built in cupboard.

### Inner Hall

### Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, roof window.

### Bedroom Four/Living Room 16' 6" x 12' 3" (5.03m x 3.73m)

With radiator, roof window.

### En-Suite Shower Room

With WC, vanity wash hand basin, shower cubicle, heated towel rail, roof window.

### Outside:

Front forecourt garden with paved patio, enclosed paved rear courtyard with timber planters, store room with gas boiler.

### Agent's Notes

Please note, the owners of 19 Brunswick Square have been granted planning permission for the Change of use from a hostel to a residential children's home (dass C2).

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Castlegate in Penrith town centre proceed onto Brunswick Road and then turn left into Brunswick Square. The property is situated within the row of terrace houses when turning first left.

### Price

£350,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (ind. vat).



Bedroom One



Bedroom Four



Bathroom



Rear Courtyard

# 20 Brunswick Square, Penrith, CA11 7LR

Approximate Area = 2160 sq ft / 200.7 sq m

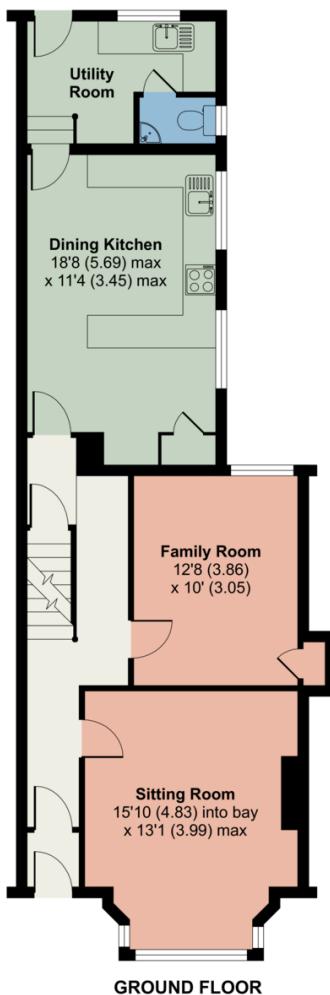
Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 2242 sq ft / 208.3 sq m

For identification only - Not to scale



Denotes restricted head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2024.  
Produced for Hackney & Leigh. REF: 1084695

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/07/2024.

Request a Viewing Online or Call 01768 593593