



Kendal

£235,000

6 College Mews, Stramongate, Kendal, Cumbria, LA9 4BF

6 College Mews is a well-positioned two-bedroom end-terrace home, ideally located in the heart of Kendal. Just a short walk from the town centre, as well as Kendal Railway Station and Kendal Bus Station, the property offers excellent access to local amenities and transport links. Arranged over three floors, the home also benefits from a garage.

Quick Overview

- Modern end-terraced house
- Two bedrooms
- Light and airy living room
- Compact fitted kitchen
- Flexible space spread over three floors
- Opportunity for personalisation
- Perfect for first time home
- Town centre location
- Garage
- Ultrafast broadband speed*



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Ultrafast
Broadband



Garage & Off-
Road Parking

Property Reference: K7283



WC



Living Room



Kitchen



Bedroom One

Upon entering the property, you are welcomed into a hallway with convenient wall-mounted hanging space for coats. To the left is a cloakroom comprising a WC, wash hand basin and a wall-mounted heated towel rail. The hallway also provides internal access to the garage, along with a useful understairs cupboard offering additional storage for coats and shoes.

Stairs lead to the first floor, where the main living accommodation can be found. A standout feature is the bespoke, built-in slimline aquarium set within the stairwell wall, creating a unique and eye-catching feature window through to the living room. The living room itself is bright and inviting, with front-aspect windows allowing for plenty of natural light.

A door leads through to the kitchen, which is compact yet efficiently designed. It features a range of matching wall and base units, ample worktop space and tiled flooring with a complementary splashback. There is a gas four-ring hob with extractor hood, an integrated oven and grill, a stainless steel sink with drainer positioned beneath a front-aspect window and space and plumbing for a fridge freezer and either a washing machine or dishwasher.

On the second floor, there are two bedrooms and the house bathroom. The bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin, along with part-tiled walls and flooring, a heated towel rail and a large wall-mounted mirror.

Bedroom one is a generously sized double room with front-aspect windows and ample space for freestanding furniture. Bedroom two is a single room, also enjoying a front-facing aspect. Access to the loft can be found from the landing.

The garage provides excellent storage, complete with an electric up-and-over door, lighting, and power, and also houses the Vaillant boiler. Subject to the necessary consents, this space offers exciting potential for conversion into additional living accommodation or a third bedroom.

This property presents an ideal opportunity for first-time buyers or those looking to step onto the property ladder, offering well-proportioned accommodation with scope for personalisation. Its central location and unique features make it a fantastic home with plenty of potential. Early viewing is highly recommended-contact us today to arrange your appointment.

Accommodation with approximate dimensions:

Entrance Hall:

Cloakroom:

Understairs cupboard:

First floor

Living room: 13' 1" x 16' 7" (4.01m x 5.06m)

Kitchen: 7' 5" x 7' 2" (2.28m x 2.19m)

Second floor

Bedroom one: 11' 9" x 10' 5" (3.59m x 3.18m)

Bedroom two: 7' 6" x 10' 4" (2.29m x 3.16m)

House bathroom:

Garage: 12' 11" x 16' 6" (3.96m x 5.03m)

Property Information:

Tenure: Freehold

Note: There is a service charge for the maintenance and upkeep of the driveway and courtyard, including insurance and communal lighting. The charge is paid annually in July and for 25/26 the amount was £355. The charge for 26/27 is £405 due to be paid in July.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains water, mains drainage, mains gas and mains electric.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///occurs.petal.movie](https://www.what3words.com/occurs.petal.movie)

Situated within easy walking distance of the town centre, College Mews can be found just off Stramongate after the Aga Shop. Turn into the courtyard, go under the archway and number 6 is tucked away in the right hand corner.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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 £60.00 (inc. VAT) per individual or £50.00 (incl. 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 £150 (incl. vat).



Bedroom Two



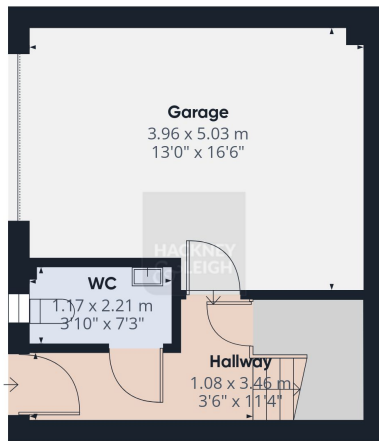
Bathroom



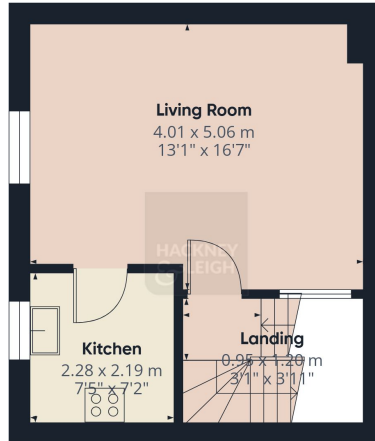
Garage



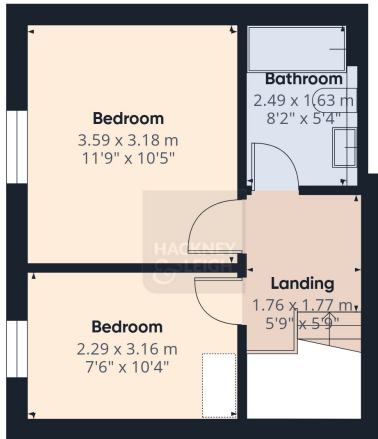
Hallway



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
81.3 m²
876 ft²

(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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