



5 Elim Grove, Windermere
£400,000



5 Elim Grove

Windermere

This charming three bedroom terraced house in Bowness-on-Windermere is in one of the Lake District's most desirable locations. Bowness-on-Windermere offers a vibrant mix of independent shops, cafés and everyday amenities. The property sits within easy walking distance of both Bowness and Windermere town centres, as well as the lake itself. Excellent transport links make it ideal for both permanent living and holiday use. The home is arranged over three floors, adding flexibility and character to the layout.

The ground floor offers a well proportioned separate lounge with plenty of natural light. The fitted kitchen provides good storage and workspace, with room to dine. The layout is traditional and practical, with clearly defined living spaces. The property would benefit from some updating to fit personal tastes, offering buyers the opportunity to personalise and enhance.

The first floor hosts two generous double bedrooms along with the shower room and separate WC. The second floor provides a further spacious double bedroom, creating a private top floor retreat. All rooms are well sized and offer comfortable proportions throughout.

Externally the property benefits from driveway parking to the front. To the rear there is an enclosed yard providing outdoor seating space and low maintenance enjoyment. A solid home in a sought-after setting, ready for its next chapter.

- Excellent location within walking distance of both Windermere and Bowness town centres
- Fitted kitchen with good storage and workspace
- Spacious separate lounge with plenty of natural light
- Three well proportioned double bedrooms
- Shower room with separate WC for added practicality
- Generous room sizes throughout the property
- In need of some updating to fit personal taste, offering great scope to improve and add value
- Enclosed rear yard with space for outdoor seating
- Driveway parking providing off road convenience
- Ideal permanent home, holiday base or investment in a sought after Lake District setting





ENTRY

2' 4" x 3' 6" (0.72m x 1.07m)

HALLWAY

12' 11" x 3' 6" (3.93m x 1.07m)

LIVING ROOM

11' 3" x 10' 9" (3.44m x 3.28m)

KITCHEN

12' 2" x 9' 3" (3.70m x 2.81m)

BATHROOM

8' 9" x 5' 10" (2.67m x 1.77m)

LANDING

8' 0" x 3' 0" (2.44m x 0.92m)

BEDROOM

12' 9" x 9' 4" (3.88m x 2.84m)

BEDROOM

11' 0" x 10' 3" (3.35m x 3.12m)

LANDING

2' 7" x 2' 4" (0.79m x 0.71m)

BEDROOM

17' 4" x 12' 8" (5.28m x 3.87m)

WC

6' 0" x 2' 7" (1.82m x 0.80m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING: D

COUNCIL TAX BAND currently Band: D

TENURE: FREEHOLD

IDENTIFICATION CHECKS:

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DIRECTIONS: From the A591, turn onto New Road and continue ahead as the road becomes Lake Road. Turn right onto Elim Grove and follow the road to the end, where number 5 can be found.

WHAT3WORDS: [///charities.jaundice.steam](https://what3words.com/charities.jaundice.steam)









Approximate total area⁽¹⁾

956 ft²
88.7 m²

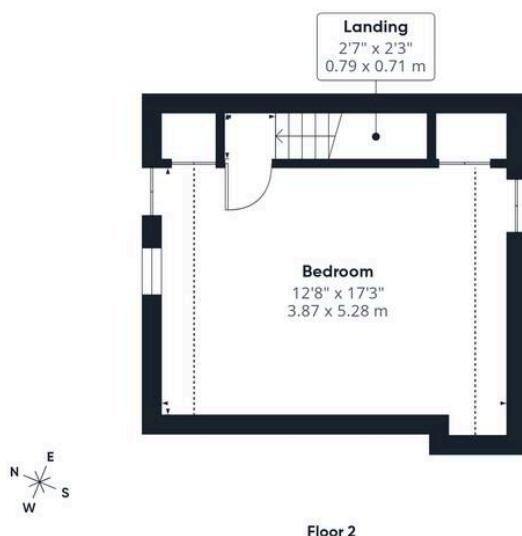
Reduced headroom
41 ft²
3.8 m²

(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



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