



22 Fairhill Road | | Penrith | CA11 8QZ

Price Guide £195,000



**DAVID BRITTON**  
ESTATES

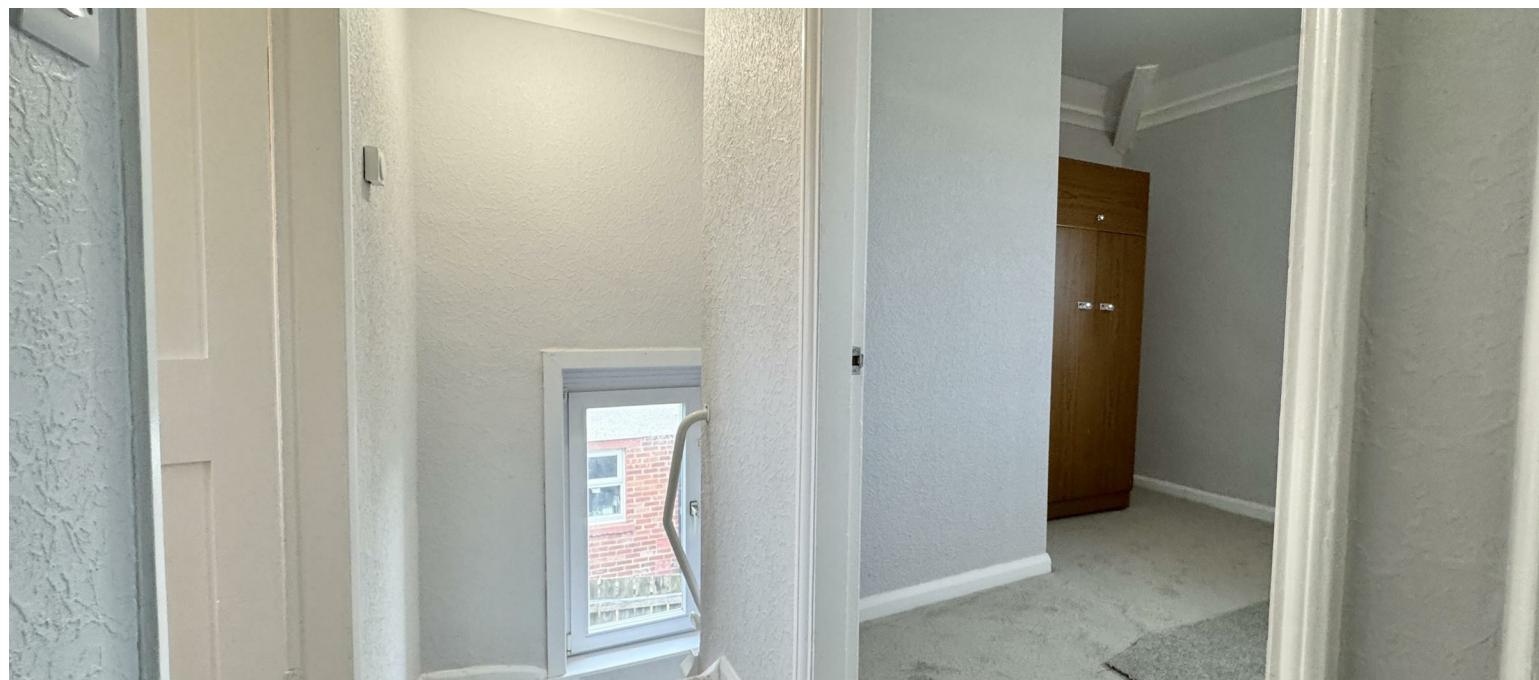


## Key Features

- Semi detached home
- Two bedrooms
- Superb views
- Living room
- Kitchen diner
- Bathroom
- Gardens
- Recently refurbished

## Summary

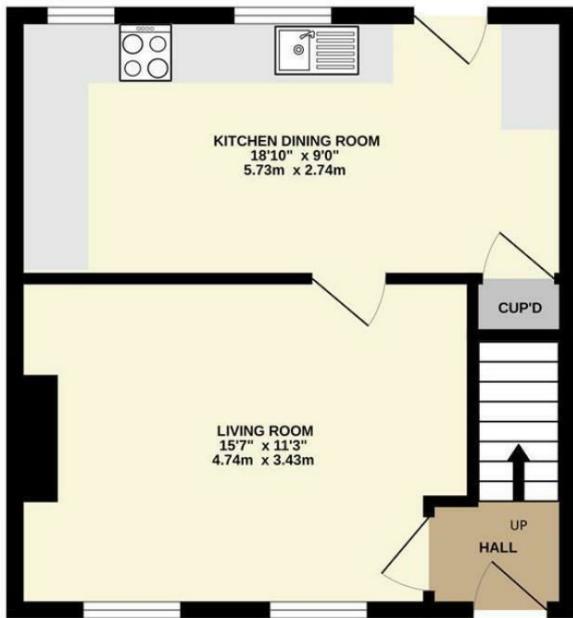
Recently refurbished two bed roomed semi detached home with commanding views over Penrith and the Lakeland fells.



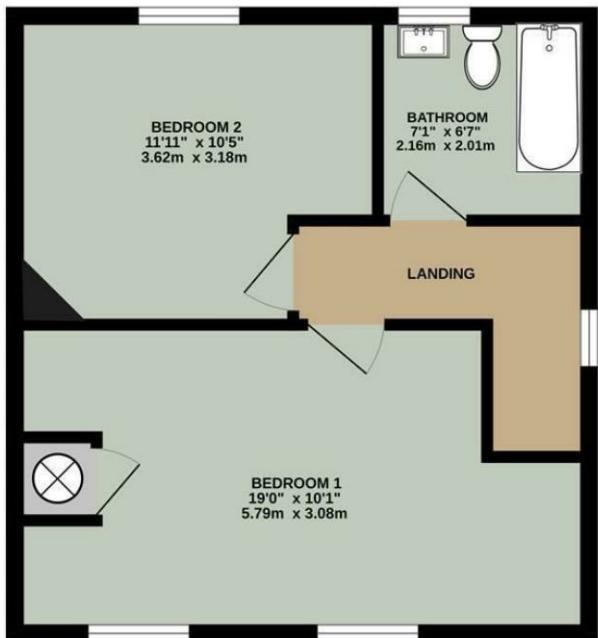


## Floor plans

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



### COUNCIL TAX BAND - B

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park

Penrith

Cumbria

CA11 9GR

01768881111

[Sales@brittonestates.co.uk](mailto:Sales@brittonestates.co.uk)

[www.brittonestates.co.uk](http://www.brittonestates.co.uk)