

HACKNEY & LEIGH

Braithwaite

Offers over £395,000

10 Croft Terrace, Braithwaite, Keswick, CA12 5TQ

A substantially extended four bedroom semi-detached house located in the centre of Braithwaite village and enjoying delightful rear views to the majestic range of fells.

Located approximately two miles from Keswick town centre, Braithwaite is a small traditional village with an active community and offers a wide range of local amenities including regular bus routes, Church of England primary school, shop and a visiting post office, church, village hall with sporting facilities, cafés, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Local occupancy condition applies

Quick Overview

Substantially extended semi-detached house

Central village location

Delightful rear view to the fells

Two miles from Keswick

Four bedrooms and two bath / shower rooms

Front and rear gardens

On-site parking for 2 cars

Local occupancy condition applies

4	2	2	D	Superfast Broadband Available	2

Property Reference: KW0580



Living Room



Living Room



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Hall | Living Room | Kitchen | Dining Room | WC | Utility Room | Store Room

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

Second Floor:

Attic Room

Outside:

Parking for 2 Vehicles | Front Garden | Store | Rear Garden

Services

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

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Condition

A local occupancy condition applies.

Viewing

By appointment with Hackney & Leigh's Keswick office.



Living Room



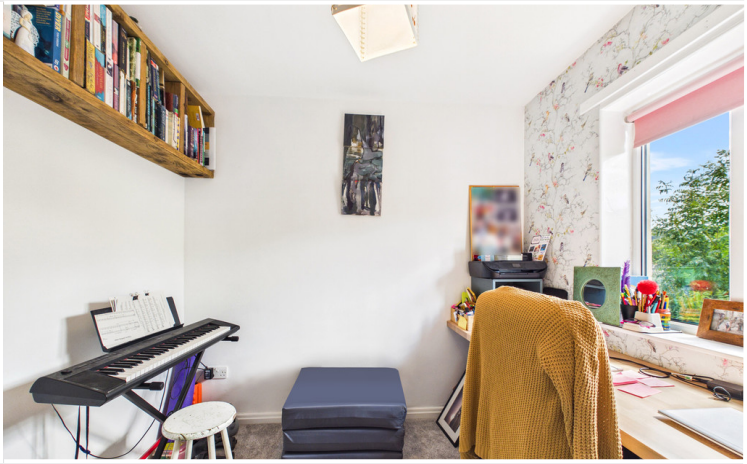
Kitchen



Bedroom One



En-suite Shower Room



Bedroom Two



Bedroom Three

Directions

From Keswick proceed west on the A66 towards Cockermouth and turn left where signposted to Braithwaite. Proceed ahead and Croft Terrace is located on the left are passing the cafe.

What3words

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Price

Offers over £395,000 are invited for consideration.

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 £60 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



Rear Garden



Rear Garden



Rear Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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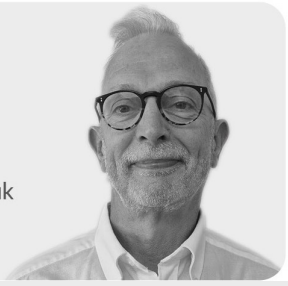
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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

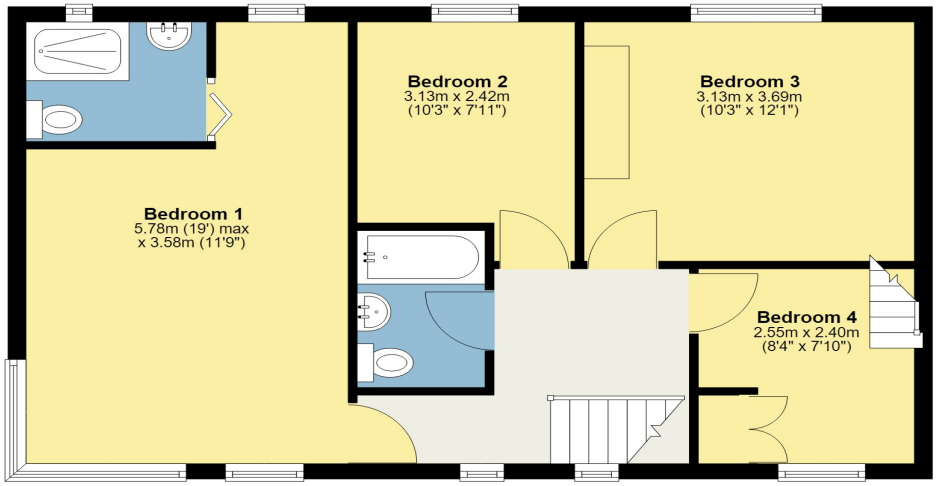


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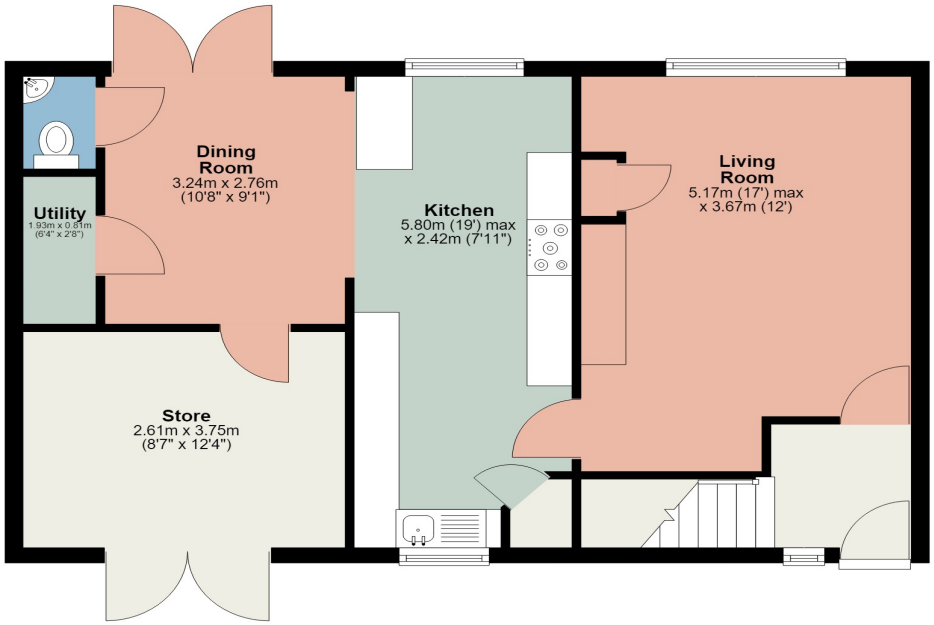
First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)
(excluding Bedroom 1)



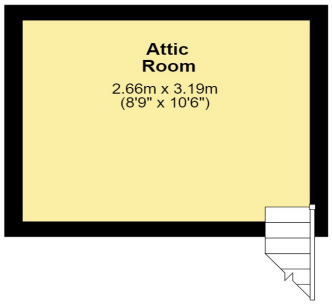
Ground Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



Second Floor

Approx. 8.5 sq. metres (91.3 sq. feet)



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

10 Croft Terrace, Braithwaite, -

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Request a Viewing Online or Call 01768 741741