



## Braithwaite

Offers in the region of **£375,000**

3 Longcroft, Braithwaite, Keswick, CA12 5TE

A three bedroom semi-detached house occupying a substantial corner site in the centre of Braithwaite village. A local occupancy condition applies.

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.

### Quick Overview

Semi-detached house

Substantial corner site

Central village location

Two miles from Keswick

Three bedrooms

Surrounding mature gardens

Expansive on-site parking

Garage

Property Reference: KW0559



3



1



1



TBC



Superfast  
Broadband  
Available



3



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

#### Living Room

With windows to two elevations, period style fireplace with inset living flame gas fire, radiator.

#### Dining Kitchen

With windows to two elevations, fitted base and wall units, sink with mixer tap, ceramic wall tiling, extractor unit, dishwasher plumbing for washing machine, radiator, under stairs cupboard.

### First Floor:

#### Landing

With radiator, built in cupboard.

#### Bedroom One

With radiator, built in wardrobes.

#### Bedroom Two

With radiator, built in cupboard.

#### Bedroom Three

With radiator.

#### Shower Room

With shower cubicle, wash hand basin, ceramic wall tiling, radiator.

#### WC

With WC.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

### Outside:

Front paved garden with stocked and shrubbed borders, lawned side garden with stocked and shrubbed borders, tarmac entrance driveway and on-site parking spaces, detached garage with electric light and power, rear paved courtyard, shed.

### Services

Mains water, electricity 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.

### Directions

From Keswick proceed west on the A66 towards Cockermouth and turn left where signposted to Braithwaite. Proceed ahead and turn first right onto Longcroft.

### What3words

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### Price

Offers in the region of £375,000.

### 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 £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 One



Bedroom Two



Garden



Garden

Request a Viewing Online or Call 01768 741741

# Meet the Team

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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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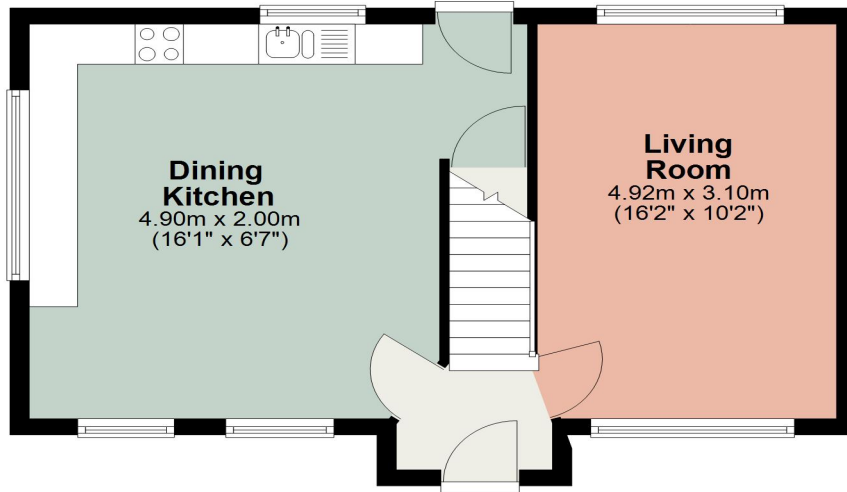
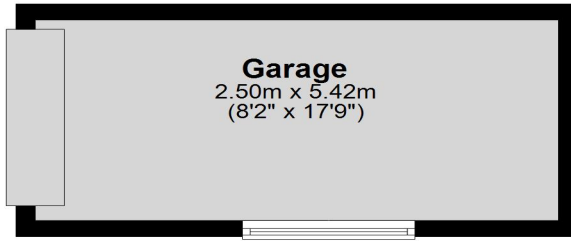


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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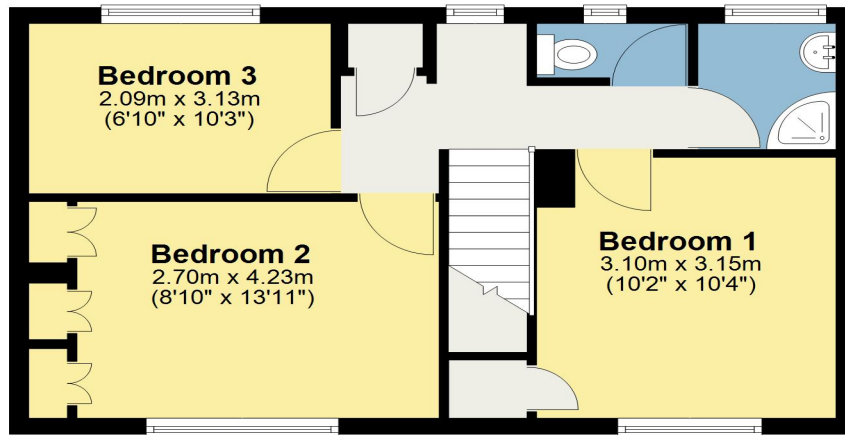
## Ground Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



**Total area: approx. 96.4 sq. metres (1037.4 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.

**3 Longcroft, Braithwaite, Keswick**

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Request a Viewing Online or Call 01768 741741