



## Meadow Road

£315,000

38 Meadow Road, Windermere, LA23 2EX

38 Meadow Road is a mid-terraced, 3 bedroom house located on a quiet residential street on the fringes of Bowness-on-Windermere, close to amenities and shops. Currently a holiday let, this property offers scope to be sold as a successful holiday let, or 2nd home or permanent family residence.

### Quick Overview

Mid-terrace house

3 Bedroom, 1 bathroom

Convenient yet residential location

**Going concern holiday let**, permanent residence  
or second home

No chain

Close to amenities and transport

In good decorative order

### Garage and parking on road

UPVC double glazing and gas central heating

Superfast Broadband available.



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Superfast  
fibre  
broadband



Garage and  
parking on road

Property Reference: W6404



Living room



Kitchen



Dining area



Bedroom 1

Upon entering, the hallway offers space for shoes and coats, and storage to the understairs cupboard. The living/dining room is to the right, and is comfortable and spacious, with space for sofa and coffee table. The fireplace has a marble hearth, wooden surround and wood effect mantle. The dining/living area is a dual aspect with outlook to both front and rear. The dining area offers space for a dining table and chairs and leads into the kitchen.

The kitchen has granite effect worktops, and wood effect wall and base units providing ample storage. Appliances include 4 ring electric Belling hob and double oven and tile splash backs, space for fridge, Zanussi built in dishwasher and stainless steel sink. Aspect and access to the rear from the kitchen.

Stairs to the first floor lead to the landing and Bedrooms. Bedroom 1 is as good sized double, with a front aspect, space for furnishings and a wood effect floor. Bedroom 2 is currently a twin room, but is a double, with a rear aspect. Bedroom 3 is a single and more compact and has a front aspect.

The bathroom offers a three piece suite comprising of a wood panelled bath with shower over and a glass screen, wash basin and a WC. Heated towel rail to fully tiled slate effect walls, and cushion flooring.

Outside, shared external steps lead up to the terrace of five houses with the each of these having a pedestrian right of way. To the rear, there is a well stocked sloping terraced garden. The property has a small area to sit and there is a historic right of access along the terrace for occupants. A **single garage** sits opposite within a terrace and **parking on street to front**.

Don't miss out on the opportunity to make this **current holiday let** your new permanent residence, second home or business venture. Book a viewing today.

#### Accommodation (approximate room measurements)

**Living/Dining area:** 3.48 x 7.12m (11'4" x 23'4")

**Kitchen:** 2.48 x 3.19m (8'1" x 10'5")

#### Stairs to first floor

**Bedroom 1:** 2.86 x 3.95m (9'4" x 12'11")

**Bedroom 2:** 3.32 x 3.02m (10'10" x 9'11")

**Bedroom 3:** 2.41 x 2.67m (7'10" x 8'9")

#### Bathroom

#### Property information:

**Council Tax:** Westmorland and Furness. Business rates: Current rateable value £2,850. The property currently benefits from small



business rate relief and pays nothing.

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

**Services:** The property is connected to mains water, electricity and drainage with electric heating.

**Tenure:** Freehold

**What 3 words and Directions:** ///spices animated recliner  
From Ellerthwaite square continue down New road towards Bowness. on the left hand side, before the police station is Craig Walk. Continue up Craig walk, then take the first turning onto meadow road. Number 38 is mid-terraced on the right hand side.

**Viewings:** Strictly by appointment with Hackney & Leigh.

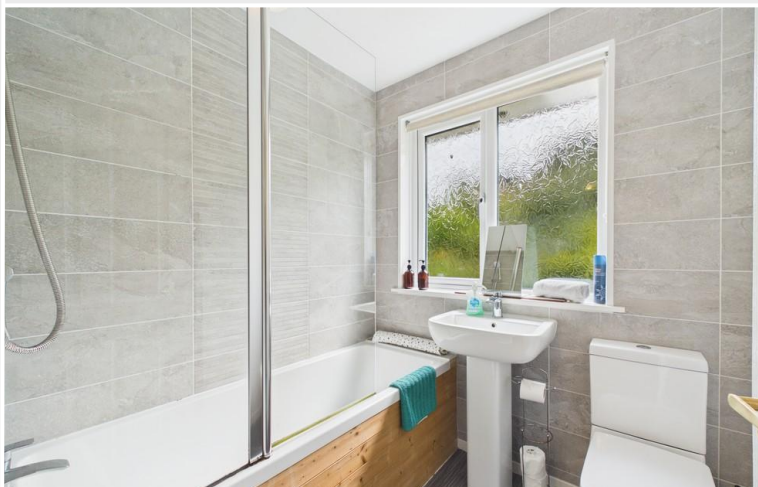
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Bedroom 2



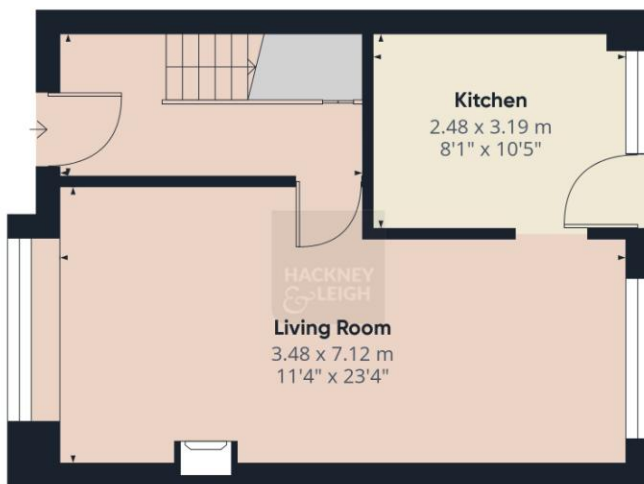
Bedroom 3



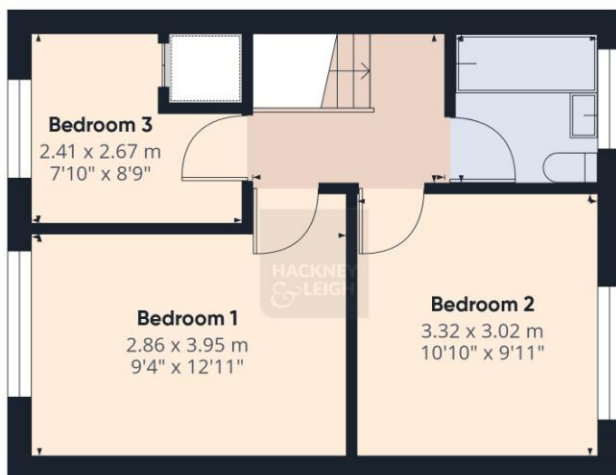
Bathroom



Bedroom 1



Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

72.8 m<sup>2</sup>  
784 ft<sup>2</sup>

(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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