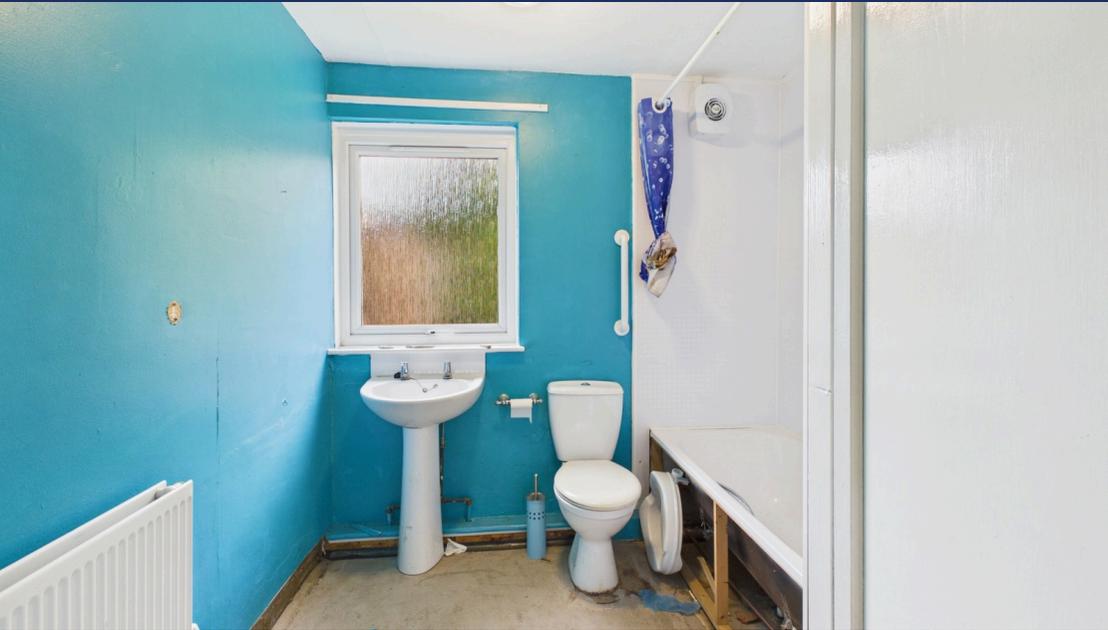




 **2**  
Bedrooms

 **1**  
Bathroom





## Property Description

Located in the charming area of Great Broughton, Cockermouth, this two-bedroom bungalow presents a practical living space with excellent potential for improvement. The property includes one bathroom and a reception room, suitable for everyday living, and benefits from full double glazing for added comfort and energy efficiency.

Upon entering, you are greeted by a spacious reception room featuring a fireplace, providing a focal point for the space. The kitchen area is currently absent and will require full installation, offering a blank canvas for buyers to design to their own specification. The two bedrooms are well-proportioned, providing comfortable accommodation.

The bathroom and sections of the living room floor require significant refurbishment, with visible damage including holes, and buyers should be aware that comprehensive works are needed throughout the property. As such, the property is likely to be most suitable for cash buyers or those experienced in renovation projects.

Externally, the property benefits from a garden, ideal for outdoor use, along with a small shed for additional storage. While there is no designated parking, there is ample on-street communal parking available nearby.

Great Broughton is a well-connected area, offering easy access to Cockermouth and surrounding regions. Local amenities include shops, schools, and recreational facilities, making it a convenient location for residents.

The property has an EPC rating of D, with potential to improve to a B, subject to upgrades.

This bungalow offers a strong opportunity for buyers looking to undertake a full refurbishment project and create a personalised home in a desirable location.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## VIEWING

Strictly by arrangement with the Sole Agents:

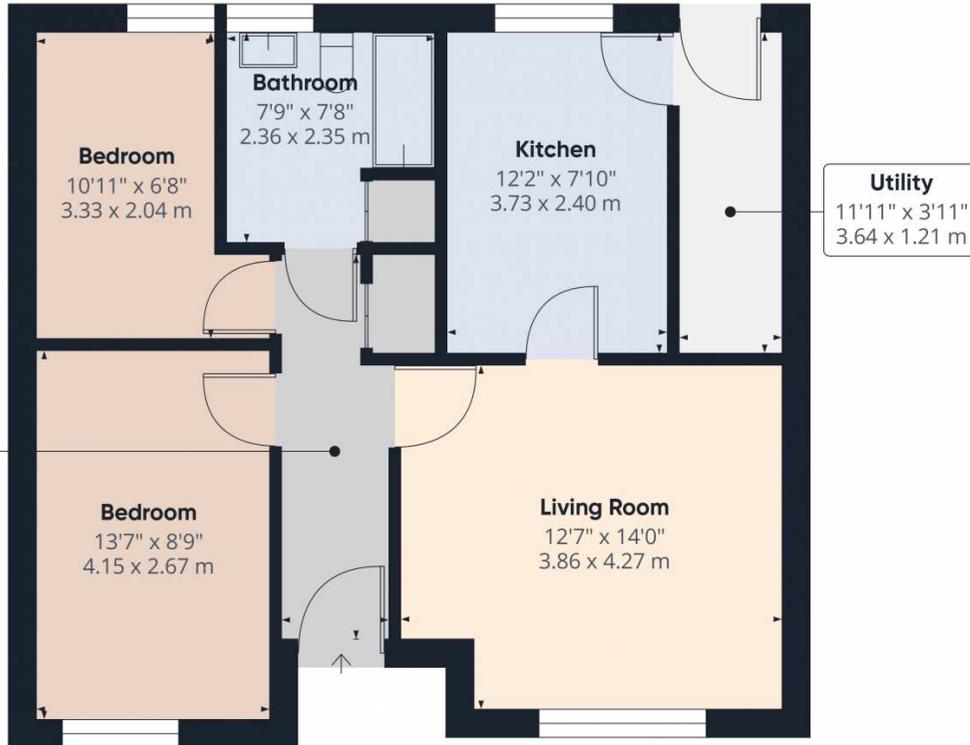
**Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)

**SERVICES** The property benefits from mains electricity, water and drainage. There is double glazing throughout.

**VALUED ADDED TAX (VAT)** VAT will be charged if applicable.



Approximate total area<sup>m</sup>  
634 ft<sup>2</sup>  
58.8 m<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.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 12 Moorfield Park, Great Broughton, CA13

