MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

31 Cavendish Street, Lancaster, LA1 5QA

£165,000

The Property Ombudsman

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A character two-bedroom end-terrace property, offering generous proportions, high ceilings, and a selection of original features that add character and appeal. While the property would benefit from a degree of modernisation, it presents an excellent opportunity for buyers to create a truly beautiful home, tailored to their own taste. The asking price has been set to reflect the scope for improvement, making this an attractive prospect for both homeowners and investors alike.

Ideally situated just a short 10-minute walk from Lancaster city centre and the train station, the property enjoys a highly convenient location. Residents will benefit from easy access to a wide range of local amenities, including well-regarded schools, shops, cafés, and restaurants. The property is also well-positioned for excellent transport links, with straightforward road and rail connections making it ideal for professionals commuting to the hospital, university, or further afield.

Internally, the accommodation comprises a welcoming lounge to the front, featuring a bay window that allows for plenty of natural light, alongside a wood-burning stove that creates a cosy focal point. To the rear is a separate dining room, offering access to the cellar and providing a versatile space for entertaining or everyday living. The kitchen is practical in layout, with scope for reconfiguration or upgrading to suit modern needs.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a spacious rear yard, complete with useful under-house storage, adding to the overall practicality of the home.

Overall, this is a property full of potential in a highly sought-after location, offering the perfect opportunity to restore and enhance a characterful home.

Entrance Vestibule

Door to the hallway.

Hallway

Stripped wood flooring, radiator, original coving, stairs to the first floor.

Lounge

Double glazed bay window to the front, cast iron fireplace with inset wood burning stove, (not tested) stripped wood flooring, radiator.

Dining Room

Single glazed sash window to the rear, stripped wood flooring, radiator, original built in cupboards, door to the cellar.

Kitchen

Double glazed window to the side, range of matching wall and base cabinets, four ring gas hob an extractor hood, electric oven, stainless steel sink, space for fridge/freezer, tiled floor, radiator.

Cellar

Power and light, plumbing for washing machine, door to the yard.

First Floor Landing

Walk in storage cupboard, access to the loft which is insulated, but not boarded.

Bedroom One

Double glazed window to the front, stripped wood flooring, radiator.

Bedroom Two

Single glazed sash window to the rear, stripped wood flooring, radiator,

Bathroom

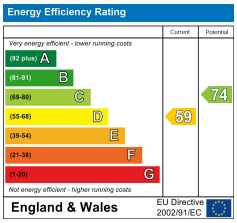
Double glazed frosted window to the rear, enamel bath with thermostatic shower, wash hand basin, wood flooring, radiator, W.C.

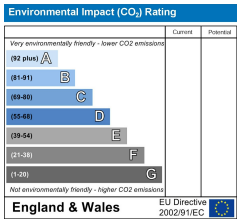
Outside

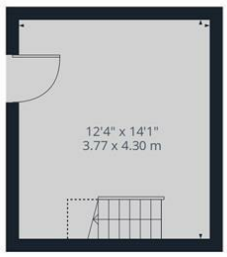
Patio area, gate to access road, storage room housing the Ideal combi boiler and consumer unit.

Useful Information

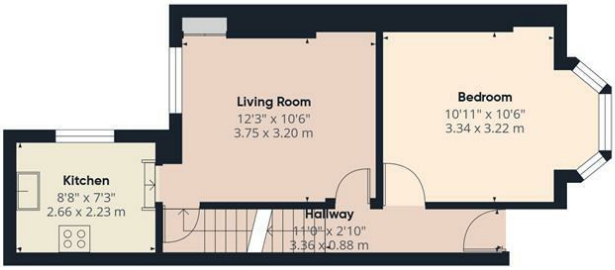
Tenure Freehold
Council Tax Band (A) £1,605
New boiler, only 4 months old.



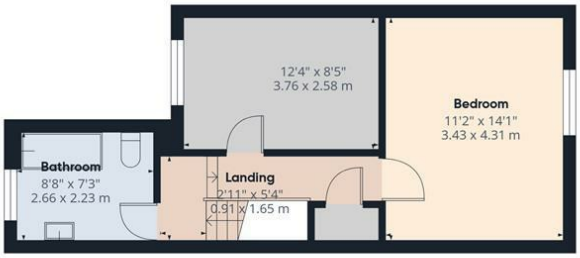




Floor -1



Ground Floor



Floor 1

Approximate total area(1)

934 ft²

86.7 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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