



7 Cambridge Drive, Penrith – CA11 9GZ

Guide Price £190,000

PFK

7 Cambridge Drive

Penrith

A well-presented two-bedroom home, conveniently located within a short walk of Penrith town centre.

Upon entering, you are welcomed into a small entrance hall with access to a convenient downstairs WC. From here, the property opens into a spacious open-plan living and dining area, creating a bright and sociable space ideal for both everyday living and entertaining. The room incorporates a practical U-shaped kitchen, with stairs leading to the first floor.

Through the kitchen is the living room, offering a more relaxed and private space. French doors open directly onto a private patio area, providing an excellent spot for outdoor seating or enjoying the sunshine. A further gate from the patio gives easy access onto the path leading towards Penrith town centre, making this a particularly convenient location for local amenities.

To the first floor are two bright and generously sized bedrooms, both offering plenty of space for furniture and storage, lastly there is a three-piece bathroom, comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from two private parking spaces, a private patio and excellent pedestrian access into Penrith.





7 Cambridge Drive

Penrith

Cambridge Drive is a quiet cul-de-sac, conveniently located close to Penrith town centre with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities in the town, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand

Council Tax band: B

Tenure: Freehold

- 2 Bedrooms
- 2 Allocated Parking Spaces
- No Onward Chain
- EPC - TBC
- Council Tax - Band B
- Tenure - Freehold



Entrance Hall

5' 8" x 3' 6" (1.73m x 1.07m)

Downstairs W/C

5' 9" x 2' 11" (1.74m x 0.88m)

Kitchen / Dining Room

15' 4" x 13' 0" (4.68m x 3.97m)

Living Room

10' 0" x 13' 2" (3.05m x 4.02m)

Landing

6' 5" x 3' 4" (1.95m x 1.01m)

Bedroom 1

10' 0" x 13' 2" (3.05m x 4.02m)

Bedroom 2

8' 6" x 13' 2" (2.59m x 4.02m)

Bathroom

6' 6" x 6' 2" (1.97m x 1.88m)





YARD

Allocated parking

1 Parking Space

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

Directions

The property can be located by using What3Words - [///digitally.charge.invested](https://www.what3words.com/) or via the Post Code CA11 9GZ

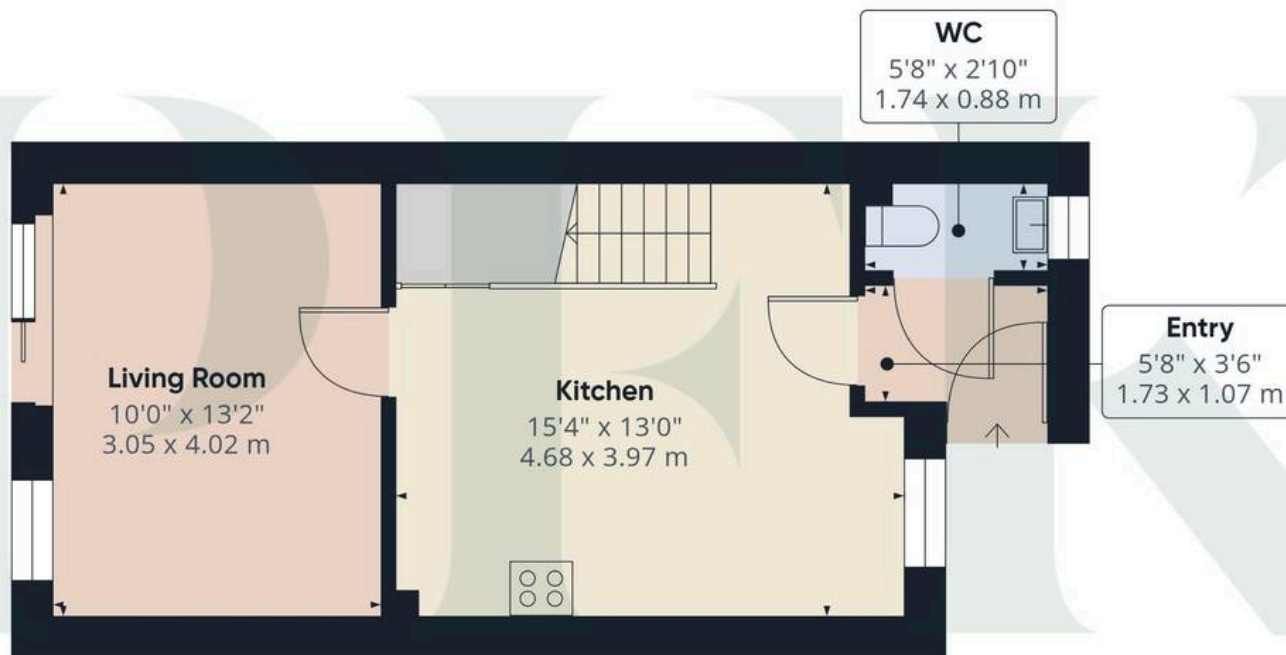
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PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





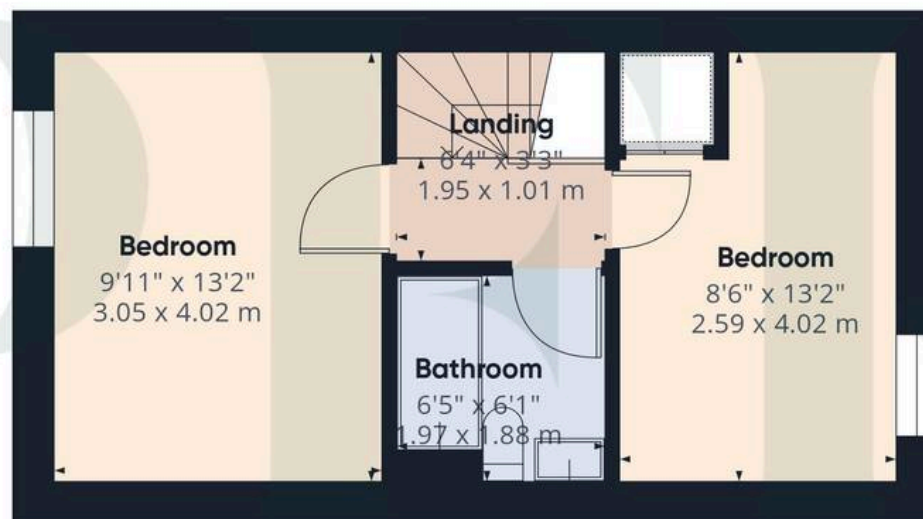


Floor 0

Approximate total area⁽¹⁾

654 ft²

60.7 m²



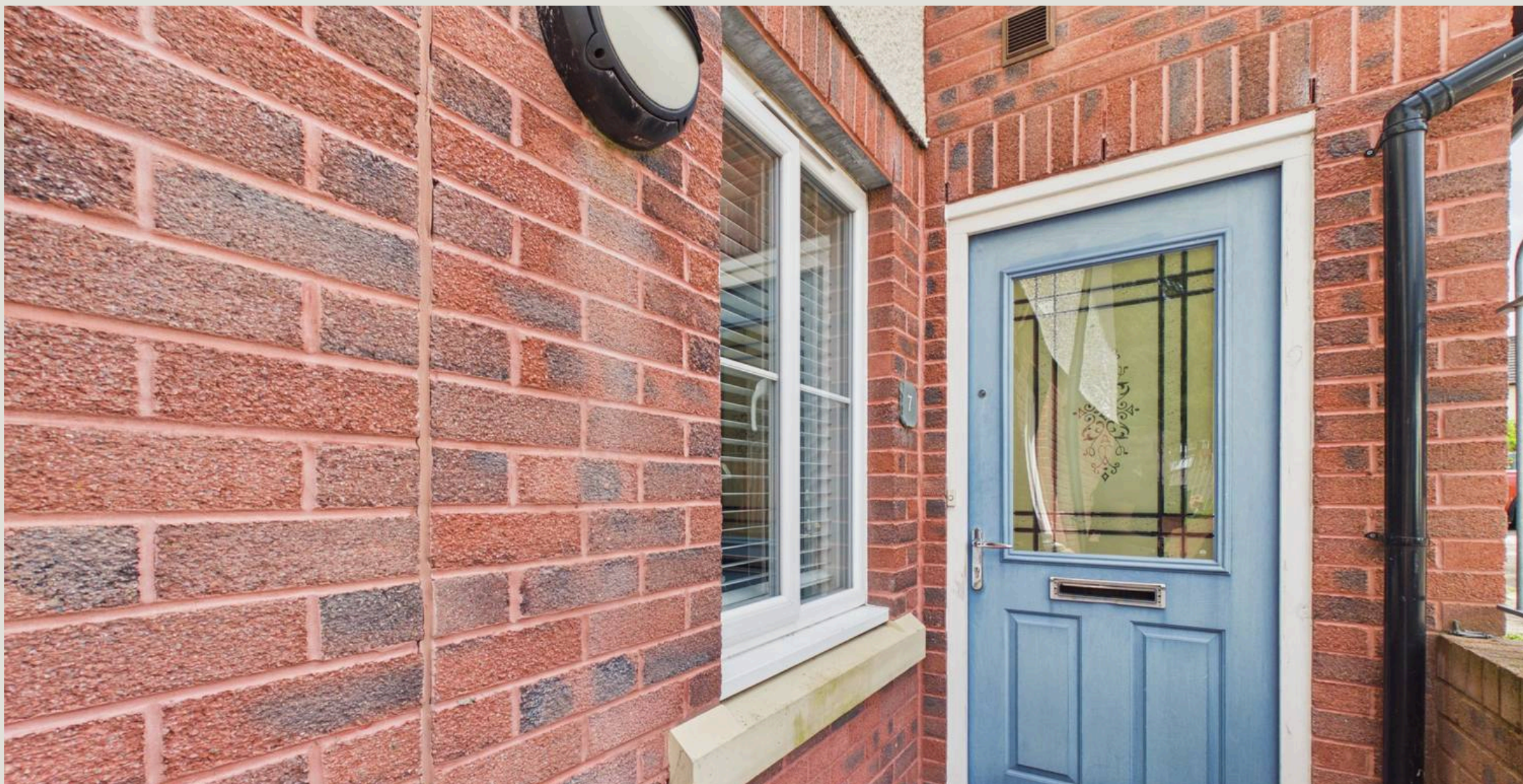
Floor 1

(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





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