



44 Serpentine Road, Kendal
£275,000



44 Serpentine Road

Kendal

Occupying an elevated position within a popular residential area of Kendal, this semi detached home enjoys attractive views across the town whilst remaining within easy reach of the town centre, local amenities and transport links. Offering generous room proportions, gardens and plenty of scope for improvement, the property presents an excellent opportunity for purchasers looking to create a home tailored to their own tastes and requirements.

The accommodation begins with a bright and welcoming living room, where a large bay window allows natural light to flood the space whilst taking advantage of elevated views across Kendal. A gas fire creates a cosy focal point, making the room a comfortable place to relax throughout the year. To the rear of the property, the kitchen provides space for dining and offers direct access to the garden.

To the first floor are two generous double bedrooms together with a third bedroom, ideal as a nursery, study or home office. Both the principal bedroom and third bedroom benefit from pleasant views across Kendal and enjoy an abundance of natural light. A family bathroom fitted with a bath and overhead shower serves the accommodation.

Externally, the property benefits from gardens to both the front and rear. The rear garden rises gently away from the house and has been arranged across multiple levels, creating a variety of spaces to enjoy and offering plenty of scope for future landscaping. Established seating areas provide pleasant spots to sit and relax, whilst the elevated nature of the garden further enhances the outlook.

The property offers an exciting opportunity for a purchaser to personalise and enhance over time, creating a home perfectly suited to their own tastes and requirements. The property has been rewired in recent years and also benefits from uPVC double glazing throughout, providing a solid foundation for future improvements.

- Semi detached home enjoying views across Kendal
- Kitchen with dining space
- Bright living room with bay window and gas fire
- Three bedroom layout including two double bedrooms
- Versatile third bedroom ideal as a study, nursery or home office
- Family bathroom with bath and overhead shower
- Tiered rear garden with seating areas
- On-street permit parking available
- Popular residential location close to Kendal town centre
- Excellent potential to modernise and add value

WHAT3WORDS:///wants.trio.fixed

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





ENTRY

5' 4" x 2' 11" (1.63m x 0.90m)

LIVING ROOM

13' 11" x 12' 6" (4.23m x 3.81m)

KITCHEN

15' 11" x 7' 9" (4.84m x 2.37m)

LANDING

7' 3" x 3' 3" (2.20m x 1.00m)

BEDROOM

11' 9" x 9' 1" (3.58m x 2.77m)

BEDROOM

9' 10" x 9' 6" (2.99m x 2.90m)

BEDROOM

8' 7" x 6' 5" (2.62m x 1.95m)

BATHROOM

5' 11" x 5' 10" (1.81m x 1.78m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently **Band C**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

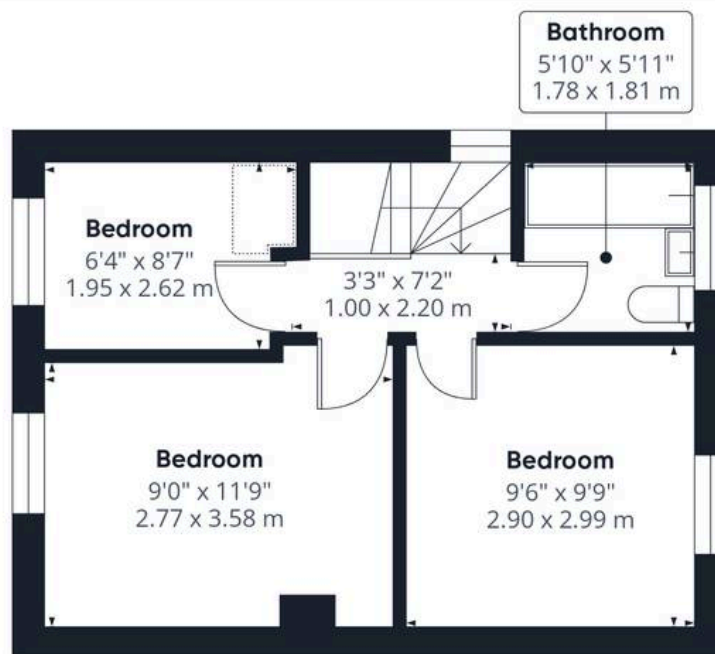
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

653 ft²

60.7 m²

(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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