14 Greenside, Kendal

£250,000

Your Local Estate Agents ThomsonHaytonWinkley

14 Greenside

Kendal

Located within a sought after area of Kendal, this charming mid terrace period cottage enjoys a highly convenient position just a short walk from the town centre, train station, local amenities and nearby schools. Beautifully presented throughout, the property combines character and warmth with modern updates, creating a welcoming home well suited to a range of buyers. Offering flexible accommodation together with a useful basement room, the property has a lovely balance of practicality and cottage appeal throughout.

The ground floor accommodation includes a bright and comfortable living room creating an inviting space for relaxing and everyday living, while the modern fitted kitchen has been finished in a contemporary style with good storage and workspace. The property offers a well balanced layout throughout, creating a home that feels both welcoming and functional whilst still retaining its period charm.

To the upper floor, the property offers two bedrooms together with a stylish updated shower room fitted with a modern suite. In addition, the basement room provides useful and flexible space ideal for a home office, study or hobby room depending on individual requirements.

Externally, the property benefits from shared rear drying space providing useful outdoor space to the rear of the cottage. Combining character, convenience and flexible living space, this is a lovely home within easy reach of everything Kendal has to offer.

EPC Rating D. Council Tax Band currently C.

- Charming mid terrace period cottage positioned within a sought after area of Kendal
- Modern fitted kitchen finished in a contemporary style with good storage and workspace
- Bright and comfortable living room creating a welcoming everyday living space
- Well balanced layout combining character and practicality throughout
- Two bedrooms providing comfortable and flexible accommodation
- Stylish updated shower room fitted with a modern suite
- Useful basement room offering flexible space ideal for a home office, study or hobby room
- Well presented throughout with a warm and inviting feel
- Shared rear drying area providing useful outdoor space
- Conveniently located within a short walk of Kendal town centre, the train station, local amenities and schools

WHAT3WORDS:///scarcely.tested.throw
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

DINING ROOM
11' 4" x 7' 10" (3.46m x 2.38m)

KITCHEN
10' 2" x 9' 4" (3.10m x 2.84m)

LIVING ROOM
18' 0" x 9' 6" (5.49m x 2.90m)

BEDROOM
11' 7" x 9' 3" (3.52m x 2.82m)

BEDROOM
9' 10" x 6' 4" (3.00m x 1.92m)

HALLWAY
5' 9" x 2' 7" (1.76m x 0.78m)

SHOWER ROOM
7' 4" x 5' 10" (2.23m x 1.77m)

BASEMENT
12' 5" x 8' 10" (3.79m x 2.70m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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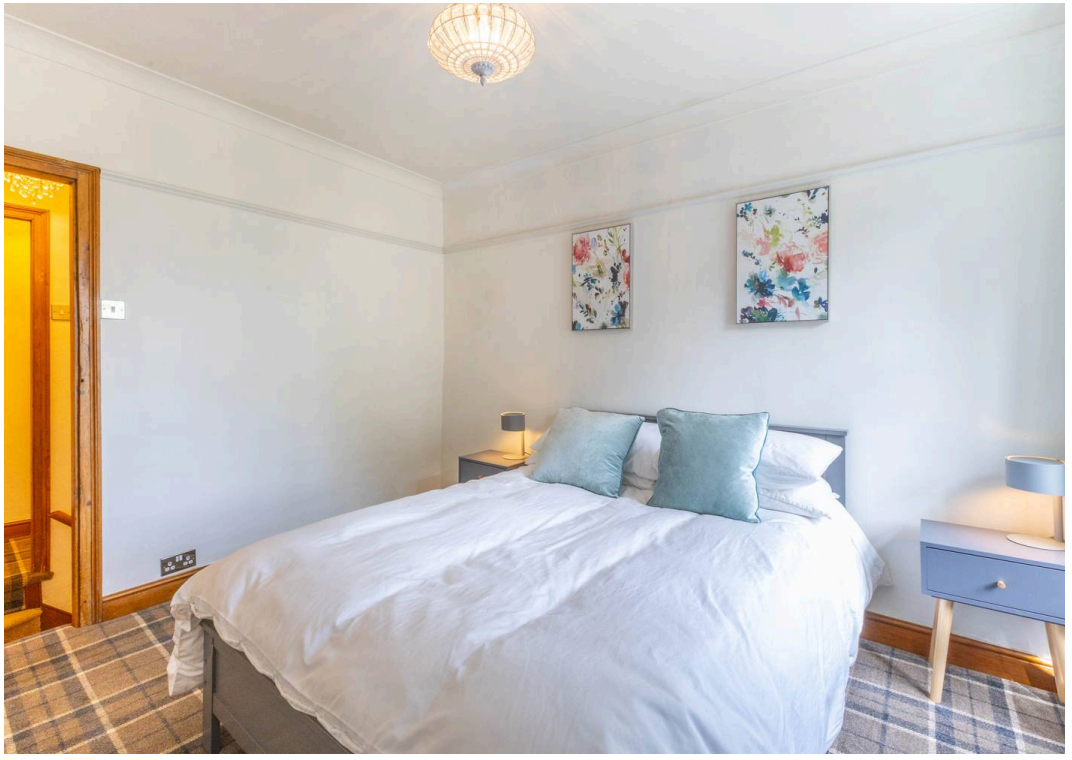
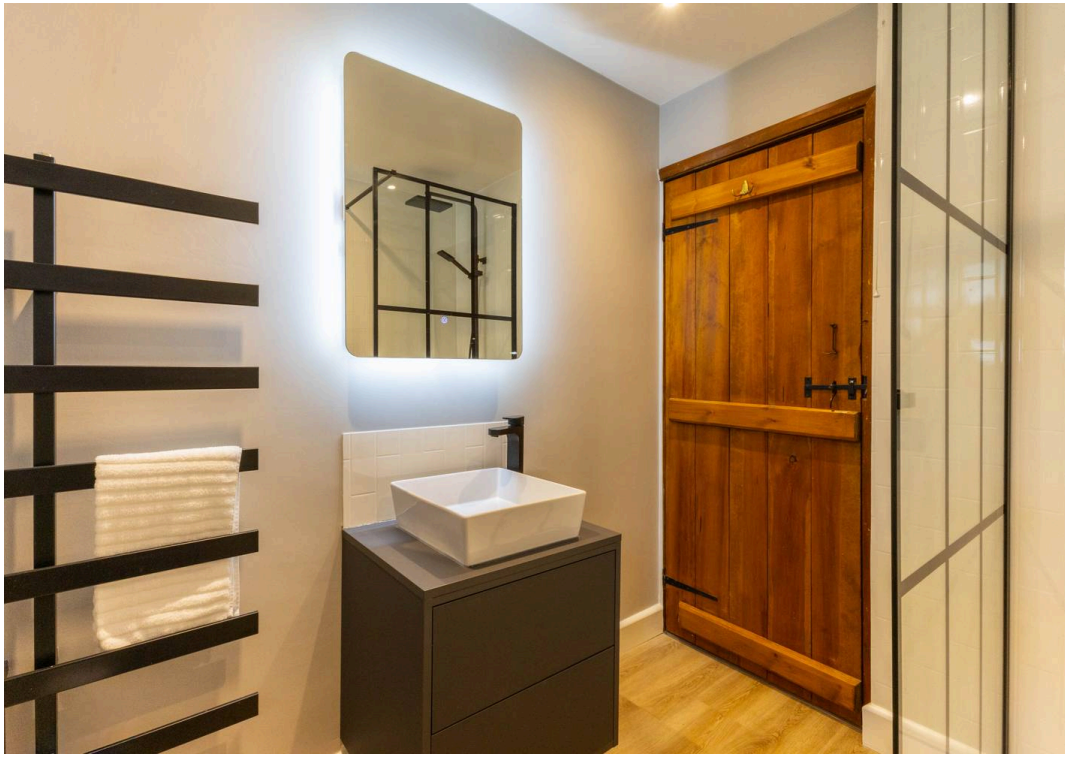
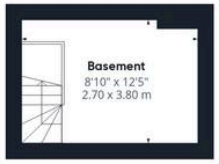


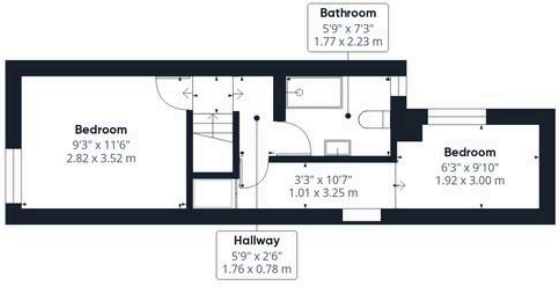


ICE COLD
Coca-Cola
SOLD HERE



Floor -1

Ground Floor



Floor 1

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Approximate total area(1)

754 ft²

70.1 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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