



14 Greenside, Kendal
£240,000



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.

Council Tax band: TBD

Tenure: Freehold

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

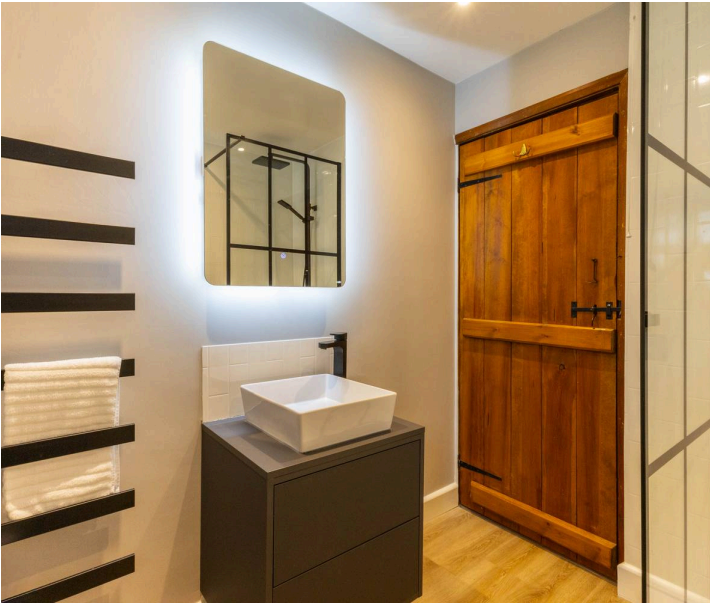
EPC RATING D

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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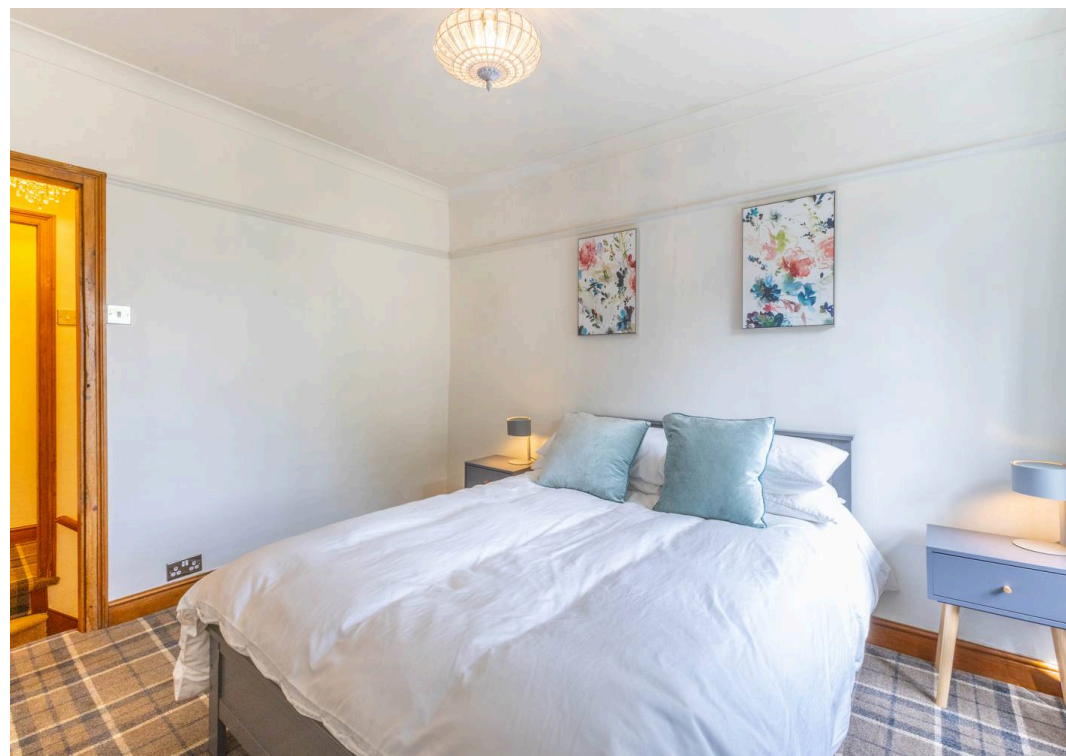
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REAR GARDEN

Shared rear drying area providing useful outdoor space

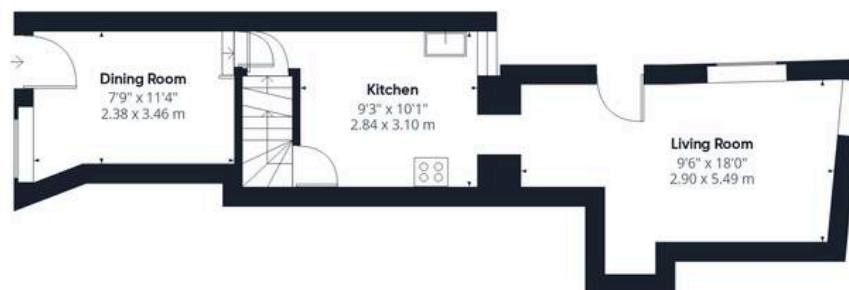
PERMIT

2 Parking Spaces





Floor -1

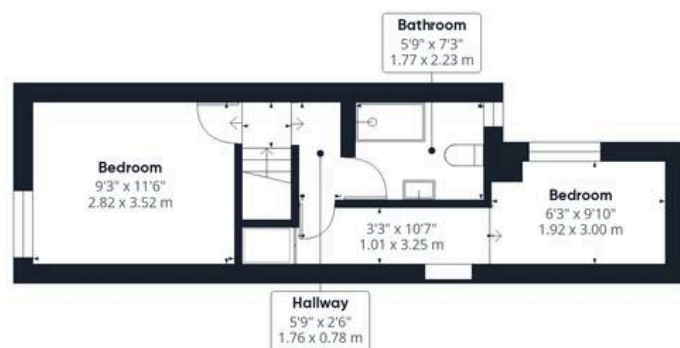


Ground Floor

Approximate total area⁽¹⁾

754 ft²

70.1 m²



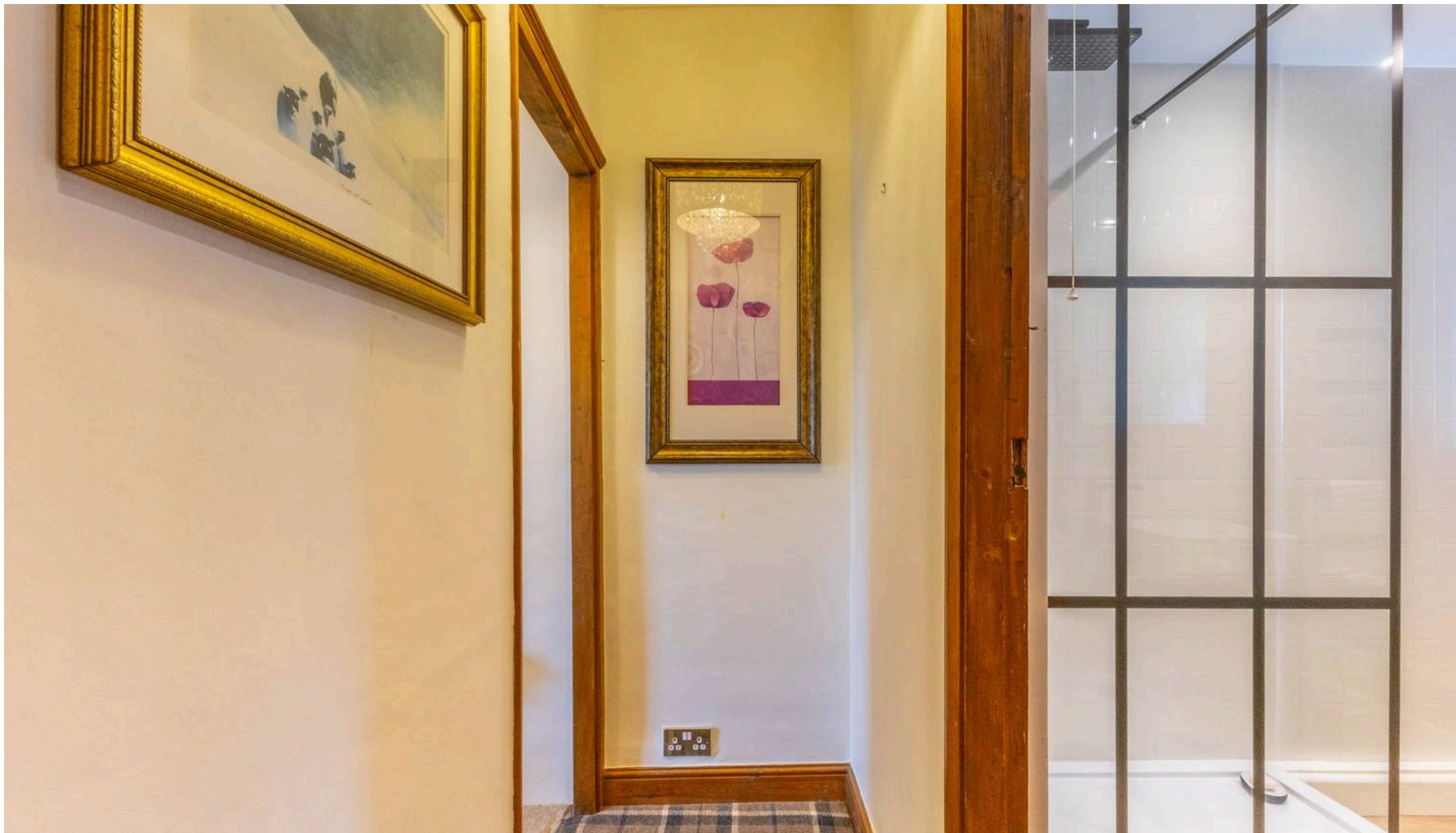
Floor 1



(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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