



Church View, Tweenways Wansfell Road  
£300,000



## Church View

Tweenways Wansfell Road, Ambleside

A fabulous end terraced home situated within the heart of the vibrant and bustling village of Ambleside. Currently run as a successful holiday let, the property is immaculately presented throughout and offers buyers the chance to own a 'turnkey' property, making it an excellent investment opportunity.

Nestled in an ever popular and sought-after location, this one bedroom end terraced house presents a fantastic opportunity for savvy investors or those seeking a cosy abode. Boasting a light and airy open plan living area, this property offers a seamless flow between spaces ideal for entertaining or relaxation. Step through the sliding doors to discover a paved patio garden at the rear, perfect for alfresco dining or basking in the sun. The well-appointed bedroom features ample storage, ensuring a clutter-free sanctuary. A modern, white three-piece bathroom suite provides modern convenience.

Outside, a pleasant private paved patio garden awaits, offering a serene escape from the hustle and bustle of daily life. A tranquil space that beckons for garden furniture and potted plants, this outside space is a canvas waiting for a personal touch. For convenience, driveway parking is located to the right of the property, providing secure off-road parking. Additionally, on-street parking with a permit is readily available, catering to visitors or multiple-vehicle households. The property is being offered for sale with no ongoing chain. The harmonious blend of indoor comfort and outdoor serenity makes this property a rare find in a competitive market. Discover the charm and convenience of this delightful property, where modern living meets tranquil surroundings in perfect harmony.

- Fantastic investment opportunity
- Currently a successful holiday let
- Neutrally decorated throughout - 'turnkey' property
- Sold with NO ONGOING CHAIN
- Pleasant paved patio garden to the rear with space for garden furniture
- Driveway parking space to the side of the property
- Within the heart of Ambleside
- Short stroll to local shops, bars & restaurants
- Stunning walks & bike rides straight from your doorstep
- Light & bright rooms throughout

From Windermere follow the A591 to Ambleside and proceed along Lake Road bearing left onto Wansfell Road to find Church View on the right. **WHAT3WORDS://recoup.branching.workforce**

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## GROUND FLOOR

### PORCH

5' 0" x 2' 11" (1.52m x 0.90m)

### OPEN PLAN LIVING AREA

17' 11" x 12' 2" (5.45m x 3.70m)

## FIRST FLOOR

### LANDING

8' 6" x 6' 1" (2.59m x 1.86m)

### BEDROOM

11' 7" x 8' 11" (3.53m x 2.71m)

### BATHROOM

6' 0" x 5' 6" (1.84m x 1.67m)

### 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.

### EPC RATING TBC

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX: BAND TBC

### TENURE: FREEHOLD

### DIRECTIONS

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## THW Estate Agents

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