



3 Prospect Terrace, Kendal
£260,000



3 Prospect Terrace

Kendal, Kendal

Situated in the heart of Kendal, this characterful mid terraced home enjoys a position within one of the town's most desirable and well established areas. Kendal is renowned for its rich heritage, charming streets and vibrant community, often referred to as the gateway to the Lake District. The property is within comfortable walking distance of the town centre and everyday amenities. The town offers a wide range of independent shops, cafés and restaurants, alongside excellent schooling. There are strong transport connections, with easy access to the M6 and onward routes throughout the wider Lake District and beyond, making the location ideal for both commuting and enjoying the surrounding countryside.

The home is rich in character and period detail, creating a warm and welcoming first impression. The entrance hall features attractive tiled flooring, setting the tone for the rest of the home. The fitted kitchen offers generous space for cooking and everyday living, with a practical layout that suits both busy mornings and relaxed evenings. The living room is a standout feature, showcasing a log burning stove, arched alcoves, decorative coving and beautiful views to the front, creating a cosy yet refined space to unwind.

The property offers two bedrooms, including a spacious and stylish double bedroom with charming features. The second bedroom is a comfortable single, currently utilised as a home office, offering flexibility to suit modern living. A family bathroom serves the accommodation.

Externally, there is a rear yard with useful cupboard storage, providing a practical outdoor space. To the front, the property enjoys stunning views and the added benefit of access to a well maintained community garden. Permit parking is available for one resident, with an additional guest permit. This is a lovely opportunity for a first time buyer to secure a characterful home in a highly convenient Kendal location, combining period charm

HALLWAY

5' 6" x 2' 10" (1.68m x 0.86m)

LIVING ROOM

12' 10" x 11' 7" (3.91m x 3.52m)

KITCHEN

14' 11" x 6' 11" (4.55m x 2.12m)

LANDING

2' 10" x 2' 7" (0.86m x 0.80m)

BEDROOM

14' 1" x 9' 9" (4.28m x 2.98m)

BEDROOM

9' 8" x 7' 7" (2.94m x 2.30m)

BATHROOM

7' 0" x 6' 8" (2.13m x 2.04m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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YARD

COMMUNAL GARDEN

PERMIT

2 Parking Spaces



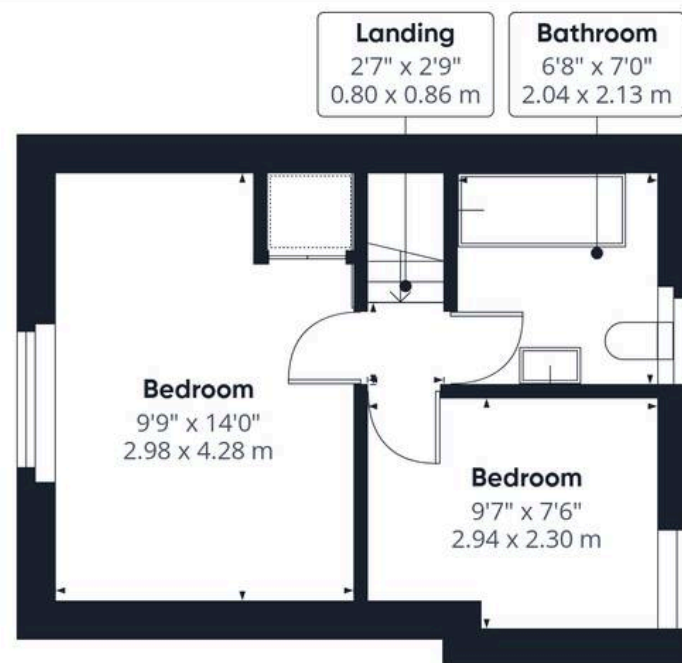


Ground Floor

Approximate total area⁽¹⁾

555 ft²

51.6 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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