



22 Heron Close, Kendal
£175,000



22 Heron Close

Kendal

Occupying a cul de sac position within the popular Heron Hill area of Kendal, this end terrace home offers an exciting opportunity for buyers seeking a property they can update and personalise. Benefitting from outdoor space, generous parking and a convenient location, the property provides excellent potential to create a comfortable home suited to individual tastes and requirements. The property is well placed for access to local amenities, schools, Oxenholme railway station and road links.

The accommodation is arranged across two floors and centres around an open plan kitchen, dining and living space, providing a sociable layout for everyday living.

To the first floor, the property offers two bedrooms served by a family bathroom. Whilst requiring updating throughout, the property provides excellent scope for enhancement and personalisation.

Externally, the property benefits from a rear terrace and garden area providing outdoor space for relaxing and gardening, whilst also having a paved patio area to the front of the property. A driveway provides parking for two to three vehicles, adding valuable practicality. Combining a popular location, outdoor space and significant potential for improvement, this is an excellent opportunity for those looking to undertake a rewarding project within easy reach of Kendal's amenities and transport connections.

EPC Rating E. Council Tax Band currently Band C.

The property falls under the local occupancy clause Section 106 therefore any future purchaser will be required to live or work in the Parish for a minimum of 3 years this will then need verified by Westmorland Council.

Offered at 80% of Market Value | Please enquire for more details

ENTRY

KITCHEN / LIVING AREA

23' 9" x 12' 8" (7.23m x 3.87m)

LANDING

5' 6" x 3' 5" (1.67m x 1.04m)

BEDROOM

12' 7" x 9' 9" (3.84m x 2.97m)

BEDROOM

12' 7" x 7' 10" (3.84m x 2.40m)

BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

SERVICES

Mains electric, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band C

TENURE: LEASEHOLD

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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GARDEN

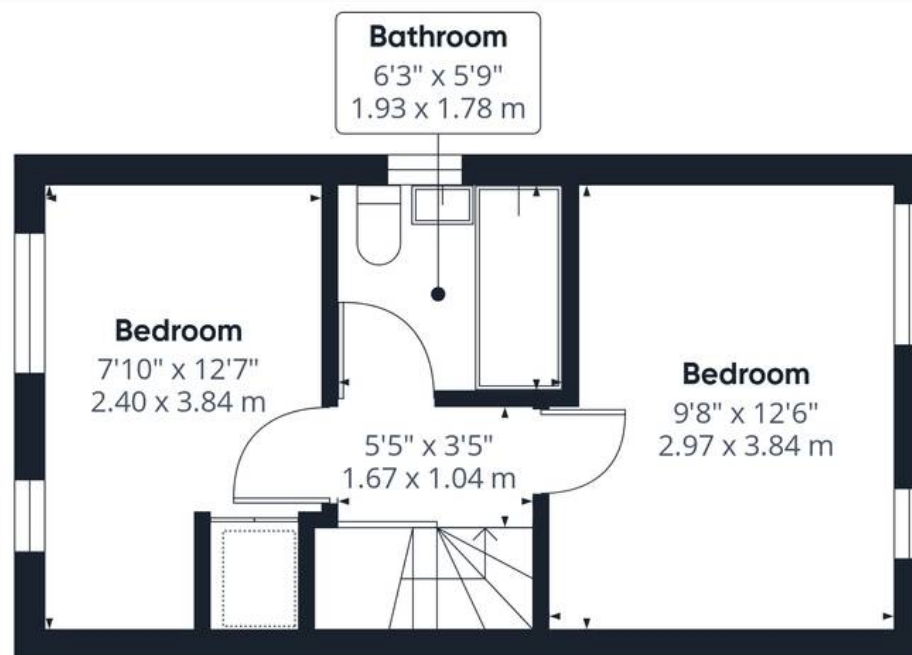
DRIVEWAY

2 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

561 ft²

52.1 m²

Balconies and terraces

143 ft²

13.3 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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