



CEDAR CLOSE, PENRITH CA11 8TJ

GUIDE PRICE £265,000

13 Cedar Close, is a charming 2 bed, semi-detached bungalow located in a sought-after residential area just a short distance from Penrith town centre. Comprising spacious lounge diner, kitchen, conservatory, 2 beds, shower room/wc. Driveway, garage, front & private rear garden. EPC rating C.

- Semi-Detached Bungalow
- Two Bedrooms
- Parking And Garage
- Quiet Location

Directions

From Penrith, turn left onto Roper Street, which merges onto Carleton Road. Turn left onto Oak Road and left onto Maple Drive. Turn right onto Cedar Close. The property will be on the left hand side

Entrance

Through half glazed composite door into the entrance hallway with radiator. Cupboard housing gas combination boiler and loft access hatch to the half boarded loft.

Kitchen

w: 6' 7" x l: 10' 5"

1.997m x 3.180m Fitted with wall and base units in white gloss, ceramic hob with chimney style extractor over and electric single oven. Integrated fridge. Coloured resin sink set below double glazed window to the front elevation. Laminate board splash backs. Radiator.

Bedroom 1

w: 9' 3" x l: 9' 11"

2.821m x 3.016m (measurements exclude the cupboard) Double glazed window to the front elevation. Cupboard housing the electric consumer unit and also hanging rail. Radiator.

Shower Room/WC

w: 6' x l: 6' 7"

1.836m x 2.016m Fitted with a white suite comprising large shower enclosure with mains fed shower over and laminate board splash back, wash hand basin and w/c. Radiator and obscured window to the side.

Bedroom 2

w: 9' 1" x l: 12' 8"

2.766m x 3.869m Double glazed window to the rear elevation and radiator.

Lounge/Dining Room

w: 10' 7" x l: 21' 5"

3.223m x 6.530m Gas fire set in marble surround and with a marble hearth. Television point and double glazed patio door into;

Conservatory

w: 9' 6" x l: 9' 7"

2.883m x 2.932m Double glazed windows set on dwarf wall and single door out to the rear garden. Vertical blinds and radiator.

Rear Garden

Crazy paved patio, lawn and mature shrub borders. There is a gate to the front.

Front Garden

Mainly laid to gravel with block paved pathway and drive.

Garage

w: 8' 7" x l: 8' 7"

2.617m x 2.617m Fitted with a up and over door and parking to the front for a couple of vehicles. Light and power and a pedestrian door to the side.

Tenure

We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services

Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

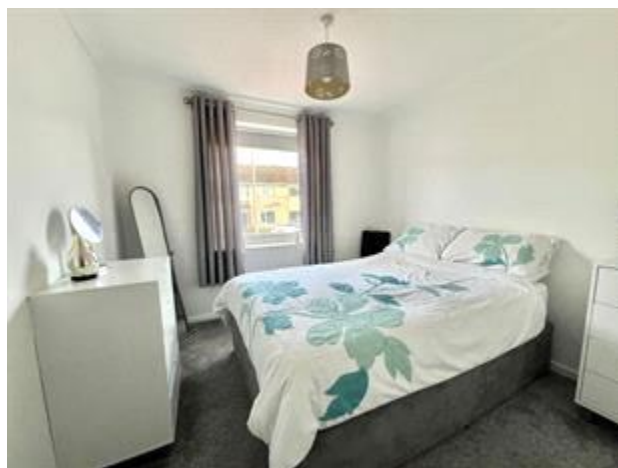
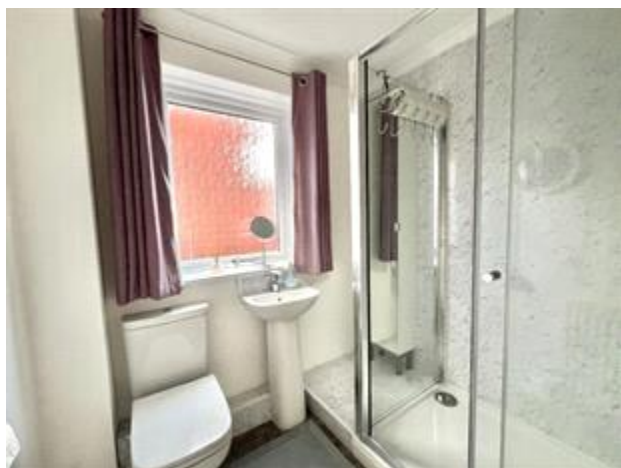
Viewings

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

Local Amenities

Penrith is a popular market town with a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 6 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreational opportunities. Carlisle 18 miles and easy access to the M6 and rail links.

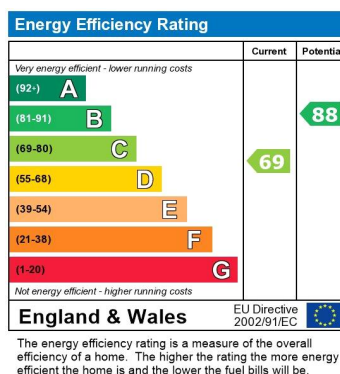
A comprehensive Material Information summary is available upon request.



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FLOOR 1



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.