



1 TOWN END COURT, NATLAND, KENDAL, LA9 7PZ
£250,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

Centrally located in the popular village of Natland, this two bedroom semi detached house is perfect for those looking to downsize or an easily managed lock and leave property. Set to a small pretty courtyard development of apartments and houses, there are communal gardens and parking spaces for the residents to use and enjoy. The property has a lounge diner, kitchen, ground floor cloakroom/WC and sun porch which leads to a private garden at the rear. To the first floor are two bedrooms plus a shower room. Electric heating and UPVC double glazed windows throughout. Available with no onward chain.





ACCOMMODATION

Approaching over the communal courtyard and garden, a UPVC double glazed door leads into the porch.

PORCH

Having a useful coat cupboard with shelf, and a ceiling light. A further door leads into:

HALLWAY

Stairs with rooflight and cupboard under, lead to the first floor. Ceiling light and storage heater.

WC

Fully tiled, the cloakroom is fitted with a WC and wash hand basin. Ceiling light and an extractor.

LOUNGE DINER

10' 1" x 21' 11" (3.07m x 6.68m) max

A UPVC double glazed bay window faces the front aspect and there is a window and glazed door at the rear leading to the sun room. Wooden lintel with stone tiled inset and an electric fire. Beams to the ceiling, two ceiling lights, a television point and two storage heaters. The dimensions of the room easily allow for both a lounge and dining suite.

KITCHEN

7' 7" x 9' 11" (2.31m x 3.02m)

UPVC double glazed window to the rear elevation. Fitted with cream base and wall units with wood effect worktops and tiled splashbacks. Sink with drainer, an electric hob with hood over and an electric oven. Plumbing for a washing machine, space for a fridge and freezer and a breakfast table.



SUN PORCH

9' 9" x 4' 9" (2.98m x 1.44m)

UPVC double glazed to three sides and double doors lead to the rear garden. Polycarbonate roof and a tiled floor.

LANDING

Having a built in cupboard with sliding doors housing the hot water cylinder. Access to the loft, a ceiling light and storage heater. A rooflight on the stairwell floods the landing with natural light.

BEDROOM

12' 3" x 11' 5" (3.73m x 3.49m)

UPVC double glazed dormer window to the front elevation. Access to the eaves, an electric panel heater and a ceiling light.

BEDROOM

9' 3" x 8' 8" (2.82m x 2.64m)

A pleasant room at the rear of the property. Electric panel heater, a ceiling light and rooflight.

SHOWER ROOM

6' 11" x 6' 10" (2.10m x 2.09m)

Having a rooflight to the rear aspect. Fitted with a quadrant shower cubicle, concealed cistern WC and a pedestal wash hand basin. The walls have been tiled and fitted with aqua board for ease and there is a ceiling light, vanity light and an electric heater.

EXTERNAL

Forming part of a pretty courtyard development, there is residents parking to the front plus managed garden areas with benches and evergreen borders. At the rear of the property is a private enclosed garden which has been flagged and gravelled and has space for pots and furniture. There are well planted shrub and evergreen borders and a gate at the side allows access for bins etc.

DIRECTIONS

Leaving Kendal on Natland Road, continue into the village bearing right onto Sedgwick Road. Town End Court is located just a short distance along to the left hand side.

what3words:///shady.dragon.dress

GENERAL INFORMATION










Services: Mains Water, Electric and Drainage
 Tenure: Leasehold. Balance of a 999 year from 1987. The current management charge is £200 per quarter - we await further details from the vendor.
 Council Tax Band: D
 EPC Grading: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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