



1 Alexandra Road

Windermere, Cumbria, LA23 2AY

Guide Price £385,000

1 Alexandra Road

Windermere, Cumbria

1 Alexandra Road is a lovely end-terrace traditional stone built Lakeland house originally built in 1880 with plenty of character situated in a convenient location only a stone's throw from the village centre. This excellent cottage has good sized accommodation arranged on three floors including large open plan living room and modern fitted kitchen to the ground floor. Two double bedrooms and an attractive family bathroom with roll top bath on the first floor and a further double bedroom to the second floor. Many of the original features have been retained along with the provision of double glazing, gas central heating, log burner and modern fittings. To the rear is a useful patio courtyard, large shed and rear access lane.

This property would suit a wide range of buyers either as a holiday let which it is currently let via Lakelovers, a family home, holiday home, or weekend retreat. The property can be purchased as a going concern holiday let with fixtures, fittings and contents included in the sale. Conveniently located within walking distance of the village centre with its wide range of shops, cafes, restaurants and pubs, with excellent transport links including the bus station and railway station close by. There is also a good range of schooling close by and Queens Park recreational ground just around the corner.





Accommodation

A part glazed front door leads into an entrance hall with space to kick off shoes, finished with oak engineered flooring.

Open Plan Living/Dining Room

A large open living area combining a lounge area with sash style windows to front and rear and ample space for dining table. The lounge area features an inset log burner on a slate hearth and an adjacent alcove. The dining area also features an alcove and a built in understairs storage cupboard. The living room is finished with oak flooring throughout and two ceiling lights.

Kitchen

Modern fitted shaker style kitchen with a range of wall and base units incorporating extractor over a Stoves freestanding electric oven with gas hobs, ceramic sink Belfast sink, integral fridge and freezer, slimline dishwasher and washing machine. The worksurfaces are all finished with solid wood worktops and tiled backsplash. The floor is finished with a stone tile and there is a PVC window and door leading out to the rear courtyard.





First Floor

Stairs from living area lead up to the first floor landing.

Bathroom

A three piece suite comprising of a roll top bath with claw feet and raindrop shower head over with added hand attachment, pedestal wash basin and WC. The bathroom is beautifully finished with tiled flooring and tiling to walls, and complete with heated Victorian style towel rail, shaver point, mirror and wall light. There is a PVC window and a built-in cupboard housing a gas central heating boiler.



Bedroom One

A large double bedroom spanning the width of the cottage with ample space for wardrobes and PVC glazed sash window to the front aspect.

Bedroom Two

Currently used as a snug TV room, this would easily fit a double bed with UPVC window to the rear.

Second Floor

Stairs leading up to half landing.

Bedroom Three

A large attic double bedroom at the top of the house, with a large skylight window, walk in cupboard useful as a wardrobe and access to eaves storage also.





Outside

A pleasant rear gravel slatted courtyard garden enclosed by rendered stone wall and gated access to rear lane. There is a large timber storage shed.

Services

Mains water, drainage, gas and electric. Gas fired central heating boiler.

Tenure

Freehold.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Business Rates

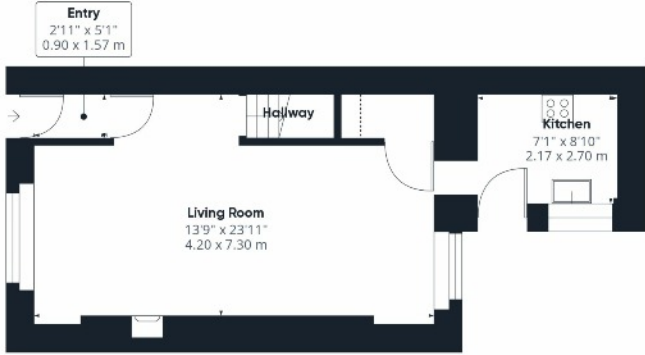
Current rateable value £2400. The property currently benefits from small business rate relief and pays nothing.

Directions

From our Windermere office in Ellerthwaite Square proceed down New Road taking a left turn into Ellerthwaite Road. Proceed along Ellerthwaite Road onto Park Avenue and then take the first turning on the right into Alexandra Road where the property can be found on the left hand side at the far end of the terrace.

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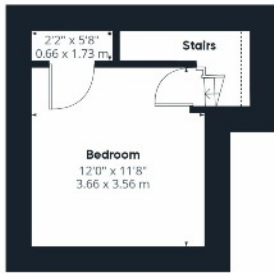




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 924.2 ft²
 85.86 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

