



1 Vicars Hill, Kendal – LA9 5DA

Kendal

Guide Price **£225,000**

1 Vicars Hill

Kendal, Cumbria

A three-bedroom end-of-terrace house ideal for families. Filled with natural light from the bay windows, the neutral decor throughout the property provides a versatile backdrop, allowing you to easily personalise each space. The house benefits from off-road parking for added convenience.

The heart of the home is a modern kitchen and an adjoining conservatory offering a bright, airy space with garden access, opening onto a private, low-maintenance outdoor area laid with artificial grass and enclosed by fencing and hedges. In need of some upgrading, this is the perfect forever home. NO CHAIN

EPC Energy Efficiency: D





Entry

5' 1" x 4' 0" (1.56m x 1.22m)

Lounge

13' 0" x 13' 10" (3.96m x 4.22m)

Kitchen

16' 5" x 7' 1" (5.00m x 2.15m)

Sunroom

7' 10" x 7' 9" (2.39m x 2.36m)

Bedroom 1

9' 9" x 11' 6" (2.98m x 3.50m)

Bedroom 2

8' 11" x 11' 11" (2.72m x 3.64m)

Bedroom 3

7' 3" x 8' 7" (2.20m x 2.61m)

Bathroom

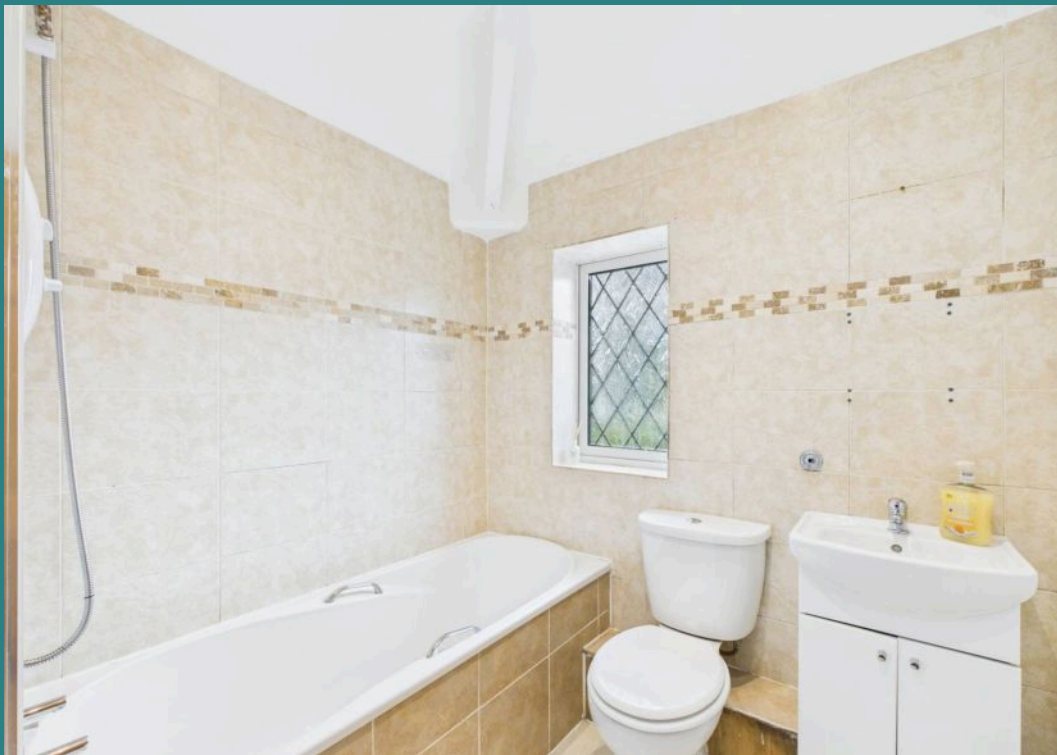
6' 5" x 5' 9" (1.95m x 1.74m)

Landing

3' 8" x 6' 5" (1.13m x 1.95m)







REAR GARDEN

Rear garden with patio seating area, artificial lawn and a path leading to a further garden area that requires work. There is a store room and gated access to the front of the property.

DRIVEWAY

2 Parking Spaces



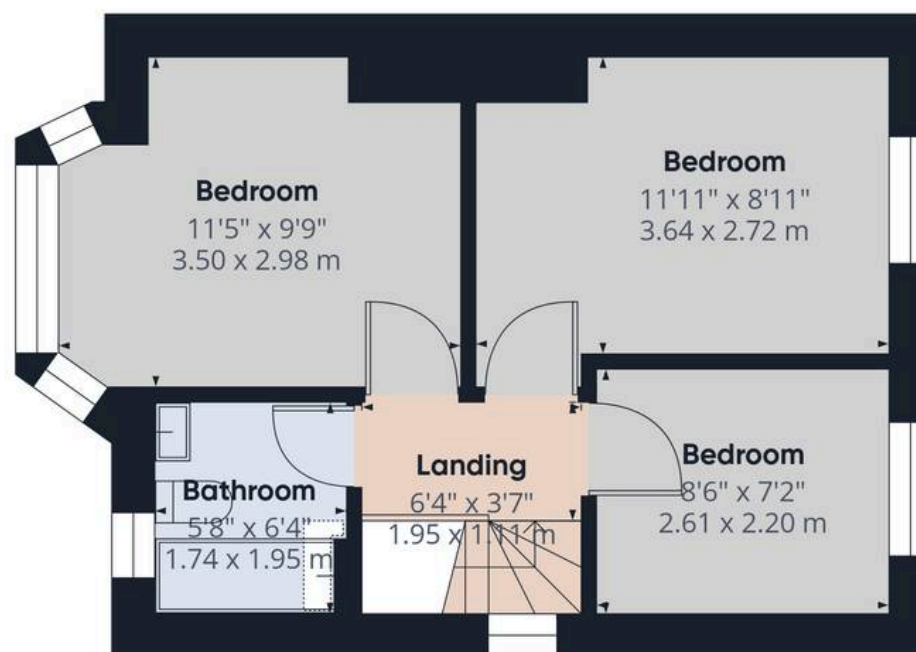


Ground Floor

Approximate total area⁽¹⁾

762 ft²

70.8 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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