



38 Old London Road, Penrith, CA11 8JL

Guide Price £165,000

PFK

38 Old London Road

Penrith

This well presented and fully renovated three bedroom mid-terraced home is arranged over three floors and offers modern, practical living throughout. The ground floor features a bright open plan living kitchen, fitted with a range of integrated appliances, creating a functional and sociable space for everyday use. A useful downstairs WC, complete with plumbing for a washing machine, adds further convenience.

Upstairs, the property offers three bedrooms set across the upper floors, providing flexible accommodation to suit a range of needs, along with a modern four piece family bathroom.

To the rear, there is a low maintenance garden with a flagged patio area ideal for outdoor seating, with the remainder laid to bark.

Finished in a clean, contemporary style, this property is ready to move into and would make an ideal first home or investment opportunity.

- **EPC rating D**
- **Tenure: Freehold**
- **Council Tax: Band A**



Kitchen / diner

28' 6" x 10' 4" (8.69m x 3.14m)

Wc

5' 9" x 3' 8" (1.76m x 1.11m)

Hallway

8' 0" x 3' 10" (2.43m x 1.18m)

First floor landing**Bedroom 1**

16' 1" x 11' 5" (4.89m x 3.48m)

Bedroom 2

11' 8" x 10' 3" (3.55m x 3.13m)

Second floor landing**Bedroom 3**

11' 7" x 9' 0" (3.54m x 2.74m)

Bathroom

11' 3" x 9' 5" (3.44m x 2.86m)

External

Rear garden with patio area and bark area.





ADDITIONAL INFORMATION

Directions

The property can be located using the postcode CA11 8JL or by using What3Words cover.brisk.shaped

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Flying Freehold

Please note there is a flying freehold on this property.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

972 ft²

90.3 m²

Reduced headroom

37 ft²

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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