



Keldas

3 Compston Street, Ambleside, LA22 9DP

Offers Over £425,000

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A stunning two bedroom, two bathroom traditional mid terrace Lakeland property. Comprehensively and extensively modernised and refurbished to a high specification including re wiring, plumbing, new sash windows, kitchen and bathrooms by the current owners creating a highly desirable property. Attractively presented and well proportioned accommodation with lovely large social open plan living dining room with rear patio doors. Semi open plan kitchen with downstairs shower room.

An ideal investment which is a highly successful and well established holiday let. Currently let via Sykes cottages and is being sold with all forward bookings and majority of contents. Details of the gross rent can be supplied on request.

Located in the centre of this highly popular Lakeland town on Compston Street, enjoying easy level access to all amenities including a wide variety of shops, restaurants, Post Office etc. Enjoying nearby Rothay Park playing fields and sporting facilities, primary school and Churches, whilst having endless fell and country walks from the door step.



Accommodation

Front glazed wooden door leading into:

Vestibule

Ideal cloak area with tiled floor, internal door leading into:

Living/Dining room

Lovely light and airy dual aspect room, with a contemporary design with solid oak floors, four feature vertical radiators, window seat, built in TV cabinet and TV point. Inset gas fire and rear patio doors.

Open banister staircase with useful understairs cupboard, providing ideal storage facility.



Semi open plan kitchen

A contemporary selection of wall and base units with granite work top and upstands. Stainless steel sink unit with mixer tap, four ring electric induction hob with extractor hood, double electric oven, integrated fridge and washer/dryer. Slim line Bosch dishwasher.

Step down to

Rear vestibule leading to:

Shower room

Attractive white three piece suite comprising of shower cubicle, pedestal wash hand basin and WC. Feature vertical radiator, fully wall and floor tiled with Indian tiling, extractor fan, Velux window and alarm.

First Floor Landing

Useful storage cupboard. Loft hatch with pull down ladder.



Front bedroom one

Attractive light spacious double bedroom with TV point and view towards Wansfell Pike.



Rear bedroom two

Good sized twin room with TV point.



Bathroom

Three piece white suite comprising of panelled bath with shower over, wall hung wash hand basin, WC, fully floor and part wall tiled. Extractor fan.

Outside

The property benefits from a small enclosed rear courtyard with traditional Lakeland flagged pathing. Access to a rear service lane.

Directions

From our office on Kelsick Road proceed up then turn left into King Street, continue left on to Church Street, then turn immediately right onto Compston Street where the property can be found on the left hand side of the street at the far end. <https://what3words.com/splendid.dabbling.reddish>

Tenure

Freehold.

Services

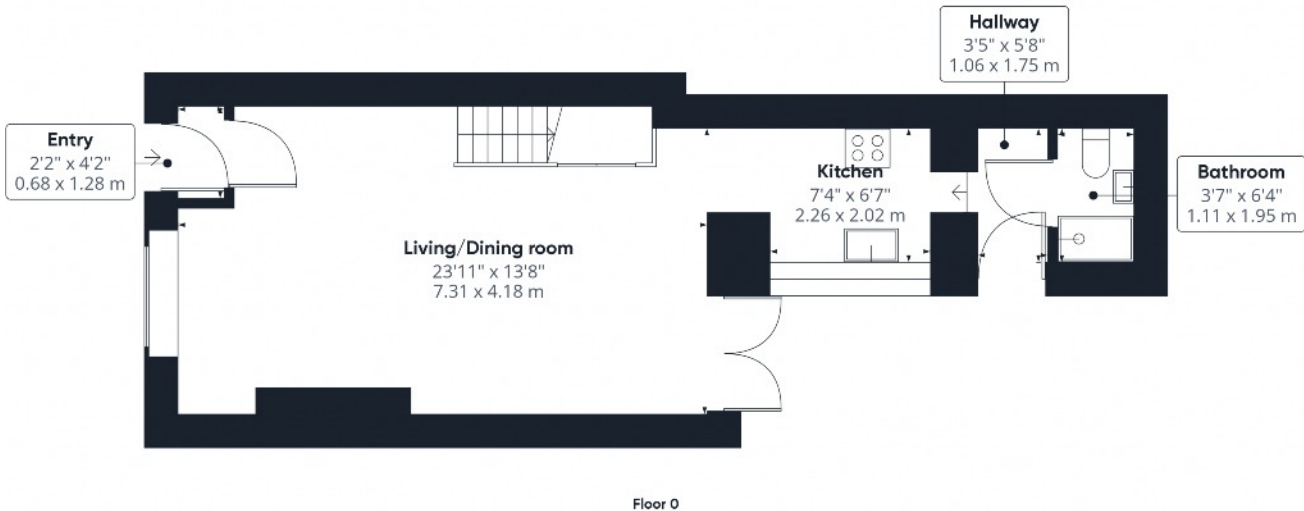
All mains services are connected with gas central heating.

Broadband

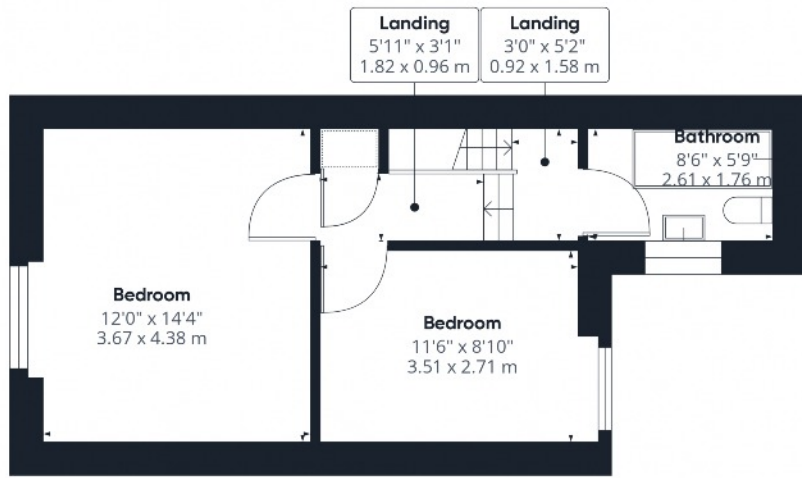
Superfast 80 Mbps download speed (based on Ofcom.com results).

Rateable value

£2,400.00. Actual amount payable £1,197.06 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 841.13 ft²
 78.14 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

