



15 ROCHESTER GARDENS, OXENHOLME, KENDAL, CUMBRIA, LA9 7TE
£280,000

MILNE MOSER
SALES + LETTINGS

15 ROCHESTER GARDENS
OXENHOLME
KENDAL
LA9 7TE



1



1



1



PARKING

OVERVIEW

Forming part of a small modern development on the outskirts of Kendal, this one bedroom semi-detached bungalow is perfect for those looking to downsize or for easily maintained one level living.

Completed in 2018, the bungalow is sold at 100% full market value. The property has a good sized light bright kitchen diner, lounge with doors to the garden, a double bedroom and stylish shower room. The garden has been landscaped and is ideal for buyers who enjoying gardening. Two parking spaces are at the side.

Available with no onward chain, the property is convenient for Westmorland General Hospital, Asda supermarket, Oxenholme Mainline Station and public transport routes.

ACCOMMODATION

At the side of the property, a ramped access path leads to the glazed front door with a canopy porch above.





HALL

3' 8" x 13' 10" (1.11m x 4.22m)

Attractive wooden doors lead to all accommodation and there is a good sized cupboard with hanging space for coats. Ceiling light and a radiator. Access to the loft.

LOUNGE

10' 2" x 10' 1" (3.11m x 3.08m)

Having a lovely outlook over the rear, the lounge has UPVC double glazed French doors lead to the patio and rear garden, a radiator and ceiling light. TV/Satellite point and an Open Reach socket.

KITCHEN DINER

10' 3" x 20' 5" (3.12m x 6.21m) max

A good sized room with a UPVC double glazed box bay window in the dining area faces the front - perfect for watching the world go by and there is a further UPVC double glazed window in the kitchen. The kitchen area is fitted with grey shaker base and wall units with speckled worktops and a stainless steel one and a half bowl sink with drainer. There is a gas hob with canopy above and an electric oven. Plumbing for a washing machine and space for a fridge freezer. Downlights to the kitchen area, a ceiling light and two radiators.

BEDROOM

10' 2" x 10' 1" (3.11m x 3.08m)

A UPVC double glazed window overlooks the rear garden and there is a ceiling light, radiator and television point.

SHOWER ROOM

6' 3" x 6' 2" (1.90m x 1.89m)

A modern and stylish shower room with large walk in cubicle with handrails and a Mira shower, a pedestal wash hand basin and WC. Aqua board panelling to the shower cubicle and co-ordinating wall tiles, a mirrored cabinet, shaver point and glass shelf. There are downlights to the ceiling, an extractor and chrome heated towel rail.



EXTERNAL

The bungalow has well maintained garden areas to both the front and rear. The front garden is lawned and enclosed by low evergreen hedging and a border. Tap. A gate at the side leads into the rear garden. Having a private feel, the rear garden has a patio adjacent to the bungalow and level lawn. Sleeper edged beds are planted with shrubs and evergreens and there is a summerhouse. To the side of the property are two parking spaces.

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Leasehold. Balance of 125 year lease from 10th December 2018. £24.76 lease management fee and £8.90 Buildings Insurance.

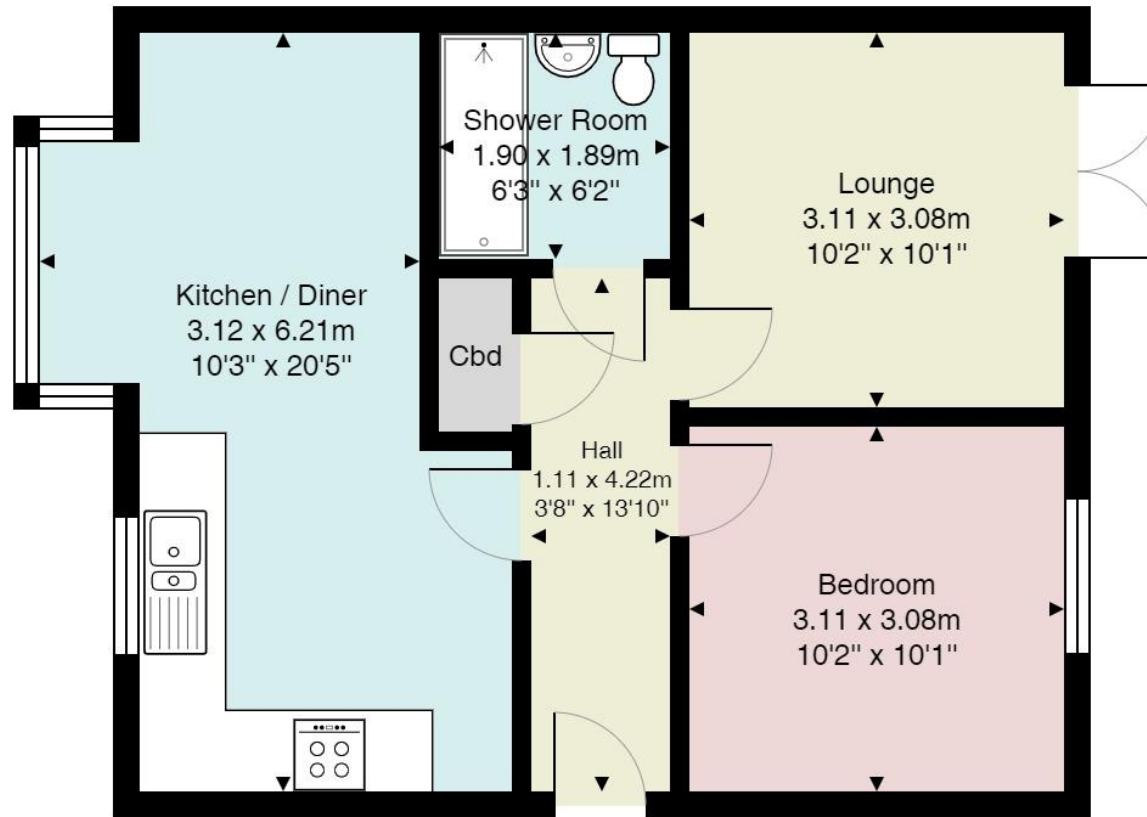
A yearly management charge for 24/25 of £378.36

Council Tax Band: B

EPC Grading: B



DIRECTIONS



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only





Leaving Kendal on Burton Road, A65, proceed past the leisure centre and straight on at the traffic lights. Continue past Asda and Westmorland General Hospital towards Oxenholme. Pass the petrol station with Rochester Gardens being the next left hand turn. Once in the cul de sac, follow round to the right with the number 15 being the last bungalow.
 what3words:///reason.item.runner

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
Very energy efficient - lower running costs		127
(92+) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.