



68 Fisherbeck Park, Ambleside, LA22 0AJ

- Full renovation project
- Ideal investment property
- Generous living room / kitchen / bedrooms
- Large double garage and driveway parking
- Fantastic views towards Loughrigg Fell
- Potential to convert subject to permissions
 - Private garden to the rear
 - EPC awaited

Offers In Excess Of £350,000

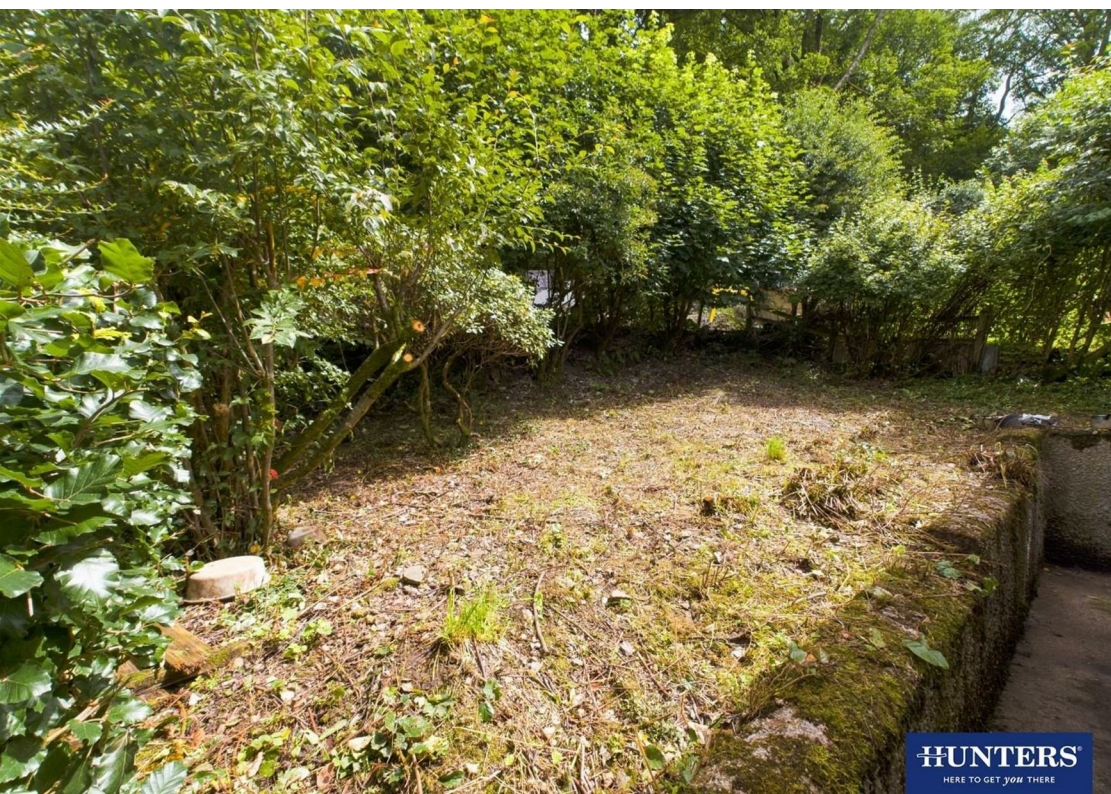
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HERE TO GET *you* THERE

**** 68 Fisherbeck Park is scheduled to have a newly replaced roof, expected to be completed within September 2023 **** The ideal investment property within the heart of the Lake District town of Ambleside.

Fisherbeck Park is situated a short walk from Ambleside centre, tucked away within an elevated position above Lake Road. The property is a full renovation project, offering outstanding views towards Loughrigg Fell. The layout consists of a generous lounge and kitchen with direct views of Loughrigg Fell. Two double bedrooms and a bathroom suite. Outside the property you find driveway parking, a spacious double garage and a private rear garden.

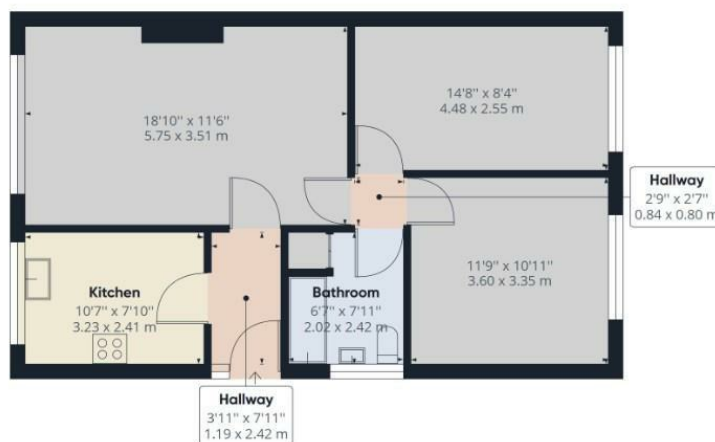
The potential is endless for this Lake District freehold property. Others in the area have converted and extended and some have balconies to enjoy those outstanding views. All is possible subject to consents.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1003.69 ft²
93.25 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.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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