2 & 2A New Street

Sedbergh, Cumbria, LA10 5AF

Cobble Country

Dales & lakes

Town & Country Property Agents Est. 1992

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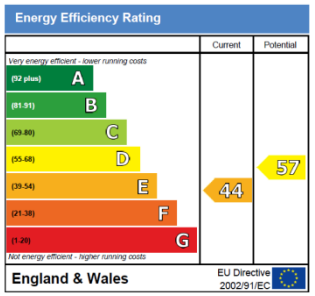
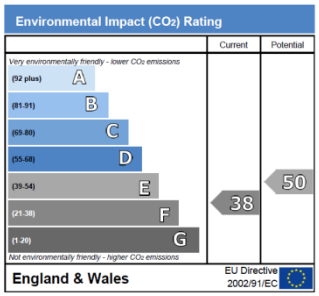
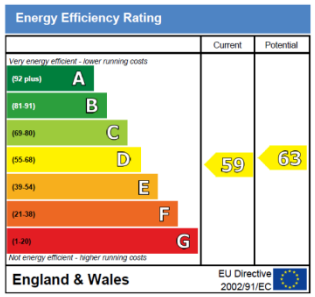
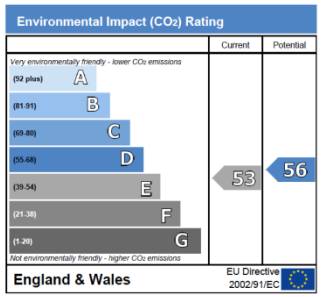
Sedbergh, Cumbria, LA10 5AF

Guide Price £195,000









A ground floor and first floor flat centrally located within the Town of Sedbergh.

Internally the ground floor property has an inner porch, lounge with gas fire place, kitchen, 2 bedrooms and a bathroom. The first floor flat has a kitchen, lounge, 2 bedrooms and a bathroom.

Both flats share the garden and parking area.

This is a great investment opportunity.

SERVICES

Mains gas central heating, mains electric, water and dranage.

TENURE

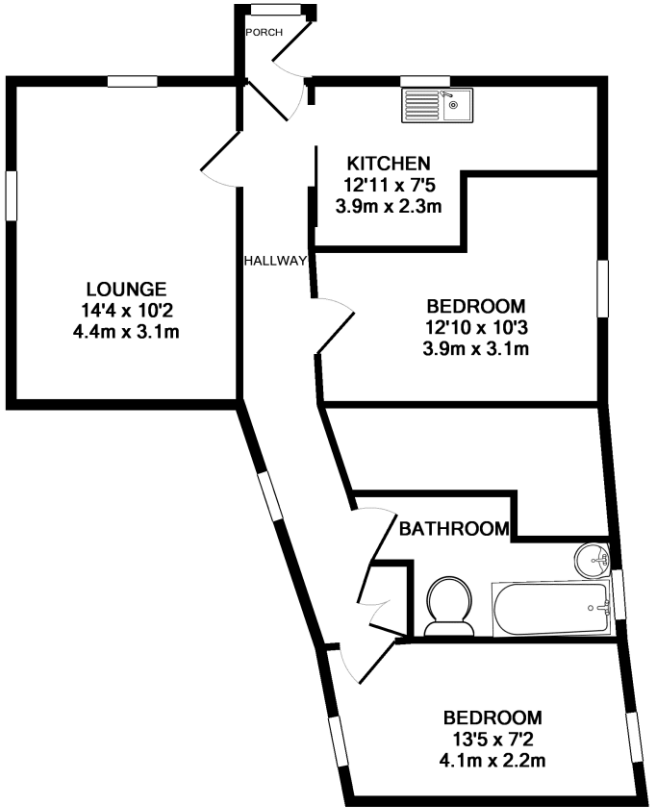
We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

We are advised that both flats are currently in Band B.

DIRECTIONS

Take the A684 to Sedbergh. Towards the end of the one way system, the turning off 'New Street' is on the left hand side. The property is the first on the right.



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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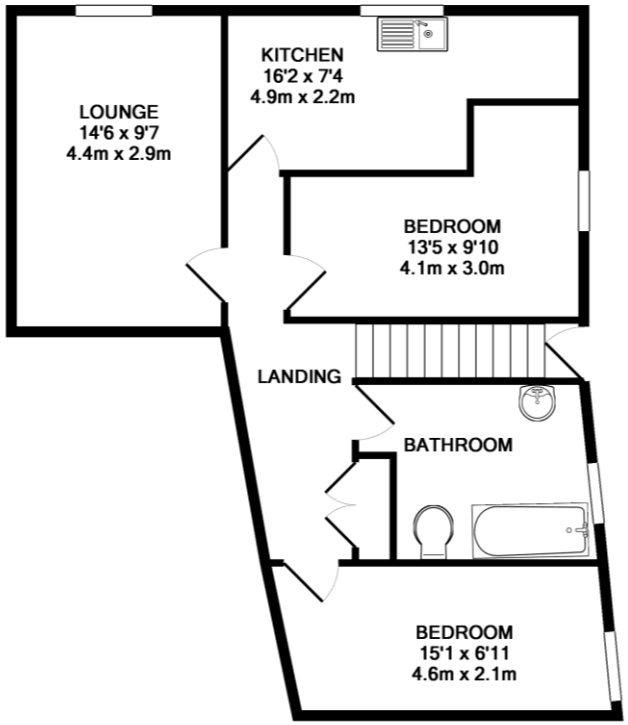

TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:
Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: **015396 21000** Email: **sedbergh@cobblecountry.co.uk** Web: **www.cobblecountry.co.uk**