



3, Hergest Road, Kington, HR5 3EQ  
Price £395,000

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LAND & NEW HOMES



# 3 Hergest Road Kington

This elevated detached property with super views to the rear and benefitting from a generous garden to the rear. Conveniently located on the outskirts of Kington within walking distance of the town centre as well as local walks around the countryside.

- SUPER VIEWS
- OUTSKIRTS OF KINGTON
- WALKING DISTANCE OF TOWN
- LARGE GARDEN
- WALKS ON THE DOORSTEP INCLUDING OFFA'S DYKE

## Material Information

Price £395,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (54)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Introduction

Occupying a plot circa 0.31 acres with superb views to the rear, we offer for sale this spacious detached property nestled towards the outskirts of Kington. Offering versatile information and ideal for those who enjoy spending time in the garden, the property offers outside space as well as convenience being just a short walk from the centre of town. Viewing highly recommended.

## Property Description

Entry into the hallway with the living room to the right with triple aspect windows with the window at the rear benefitting from the super views. Also off the hallway are three bedrooms, bathroom and a dining kitchen, again set up to enjoy the views to the rear. There are also several cupboards providing useful storage. To the lower ground floor there is a useful office and also a useful utility room with the latter providing access into the large garage, which has an additional wc. The lower ground floor provides access to the garden at the rear as well as the access from the side of the property.

## Garden

The gardens totaling around 0.31 acres provide several areas to enjoy the surroundings with patio areas, fish pond and array of fruit trees and bushes. At the top of the garden the views can be appreciated from the patio whilst dining al fresco in the warmer months.

## Garage and Parking

There is parking for several vehicles.

The property has an integral garage with light, power, a WC and wash hand basin.

## Location

The historic market town of Kington has an extensive range of amenities including a well stocked high street, supermarkets, leisure facilities and also offers nursery, primary and secondary schooling. This popular border town is situated on the western side of the famous Offas Dyke footpath and is renowned as a centre for walking and cycling plus the area boasts the highest 18 hole golf course in England situated on Bradnor Hill. Kington is situated just off the A44 providing good onward road links into mid Wales and The Cathedral City of Hereford provides a further array of shopping, education and recreational facilities.

## Services

All mains services are connected to the property

Gas Fire

Council Tax band: E

Tenure: Freehold

EPC: E

## Broadband

Superfast Broadband available with up to 80 mbps for download and 20 mbps upload

Source: Ofcom Broadband Checker

## Mobile Coverage Indoor

Provider Voice Data  
EE Likely Likely  
Three Likely Limited  
O2 Likely Limited  
Vodafone Limited Limited

## Mobile Coverage Outdoor

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

## What3words

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## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

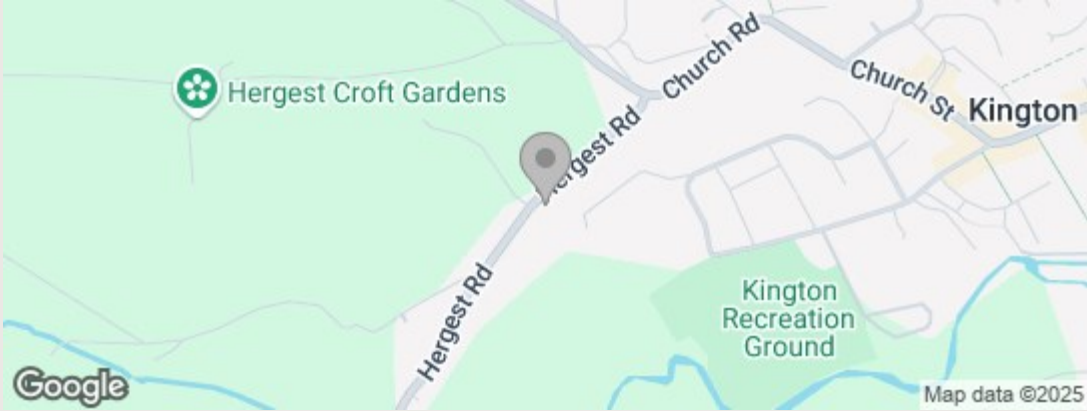
Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans 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. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

Leave Leominster on the A44, continue on the A44 through Pembridge and head for Kington. When approaching the roundabout leading to Kington Town Centre, take the 2nd exit and head for Bridge Street and onto Church road. As the church appears on the right hand side, take the slip road on your left leading to Hergest Road. The property is located approximately 150m on your left hand side.



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