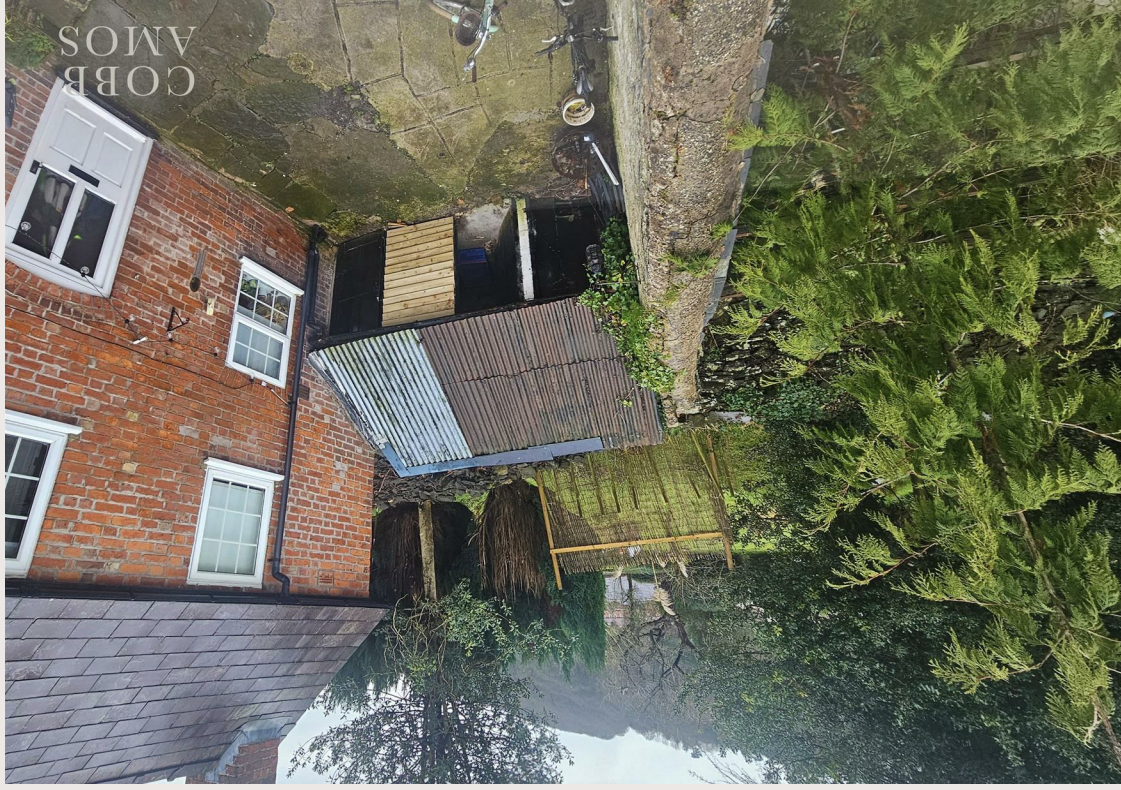
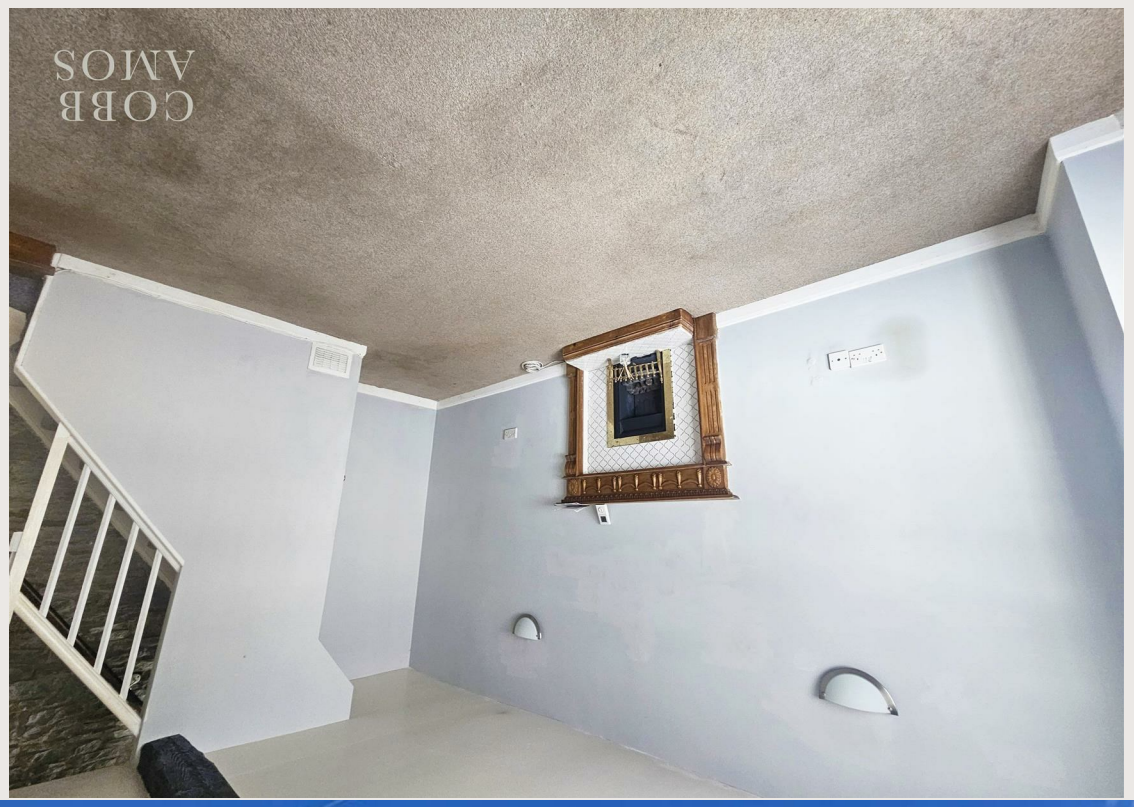
















46A, Market Street, Knighton, LD7 1EY

Offers Over £125,000

COBB AMOS

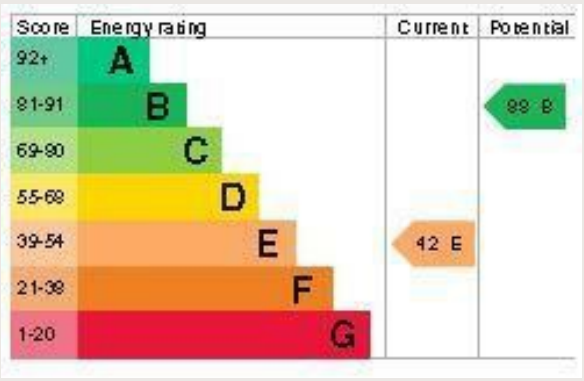
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

46A Market Street
Knighton

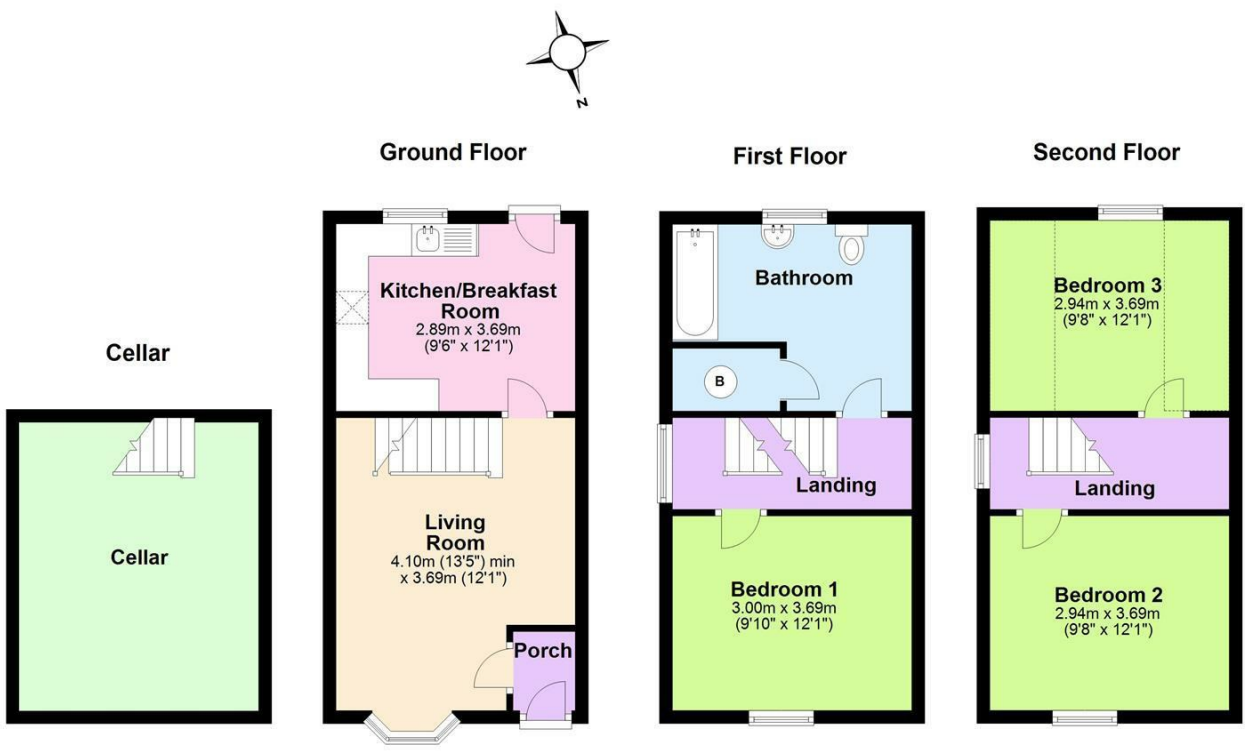
This is a quaint semi detached three bedroom cottage located in the heart of the market town of Knighton spread over three floors. This is a perfect First Time Buyers home or Buy to Let Investment and is sold with NO ONWARD CHAIN.

- Semi-detached Cottage
- Grade II Listed
- Three bedrooms, living room, kitchen/breakfast room
- Shared enclosed courtyard
- Just off the town centre
- On street parking
- No onward chain

Material Information
Offers Over £125,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: E (42)
For more material information visit www.cobbamos.com



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



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

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.

Introduction
Located in the old part of the market town of Knighton, which dates back to the 1200s, is this Grade II Listed semi-detached three bedroom cottage, with views over the town and onto Kinsley Wood beyond. The accommodation comprises: entrance porch, living room, kitchen/breakfast room, bathroom and three double bedrooms. There is also a cellar and a external outhouse across the courtyard.

Property description
The front door leads you to a useful entrance porch, perfect for kicking off those muddy boots and hanging coats before a further leads through to the living room. The living room has new carpets fitted and a bay window allowing light to stream into the room. A little step up leads to the kitchen/breakfast room with space for a small table and chairs. There are plenty of base and wall units with space for an oven, space and plumbing for a washing machine. An external door takes you to the courtyard area at the rear.

From the living room stairs rise to the first floor landing which has an exposed stone wall and feature original window. On this floor there is the main bedroom with a sash window to the front and the bathroom with a white suite and a shower over the bath. There is also an airing cupboard which houses the combi-boiler. From the first floor landing stairs rise to the second floor landing which has two further bedrooms, bedroom three has eave storage and on this floor is also exposed stonework and beams.

Gardens and parking
From the kitchen a door takes you into the shared courtyard at the rear with a useful outhouse perfect for storage.

Location
The property is located just off the town centre of Knighton (Tref y Clawdd) within the conservation area, which is located in Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

Services
All mains services are connected. The property has gas heating.

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Mobile signal
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.
EE- Good outdoor and in-home
O2 - Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone- Good outdoor, variable in-home
https://www.ofcom.org.uk/mobile-coverage-checker

Broadband
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
Predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 71 Mbps 16 Mbps Good
Ultrafast Not available Not available Unlikely
Networks in your area - Openreach
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71EY&uprn=100100312291

Agents notes
Prospective purchasers are advised the gas fire place has been inspected and a gas engineer has advised it needs to be replaced and not used.

Directions
From our office on Broad Street proceed up the road onto West Street, passing the clock tower on the left hand side, follow the road around to the left, taking the left turn on to Market Street. Continue along the road where the property is located on the right as indicated by our 'For Sale' board.

