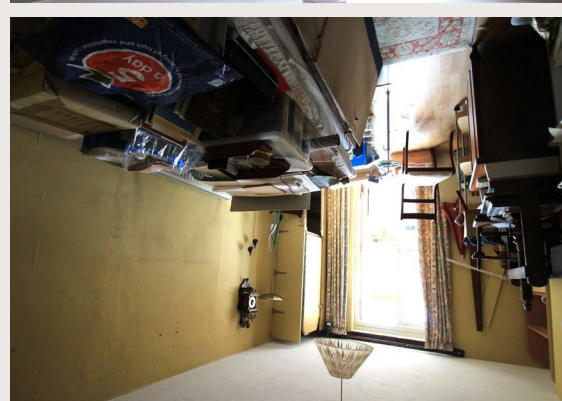
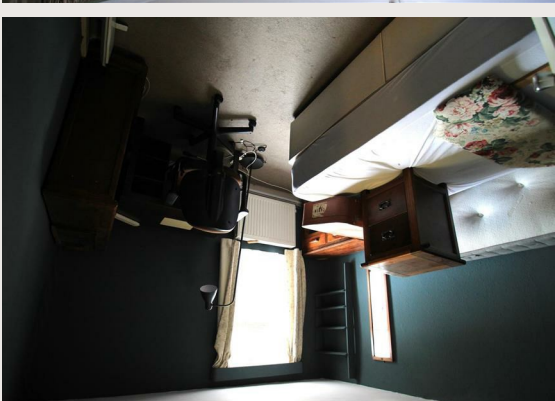
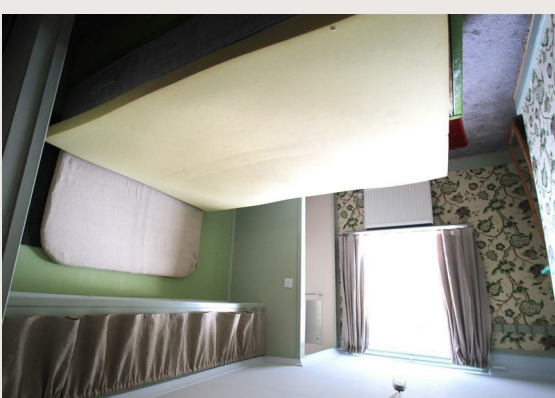




21, Church Street, Kington, HR5 3BE
Price £125,000

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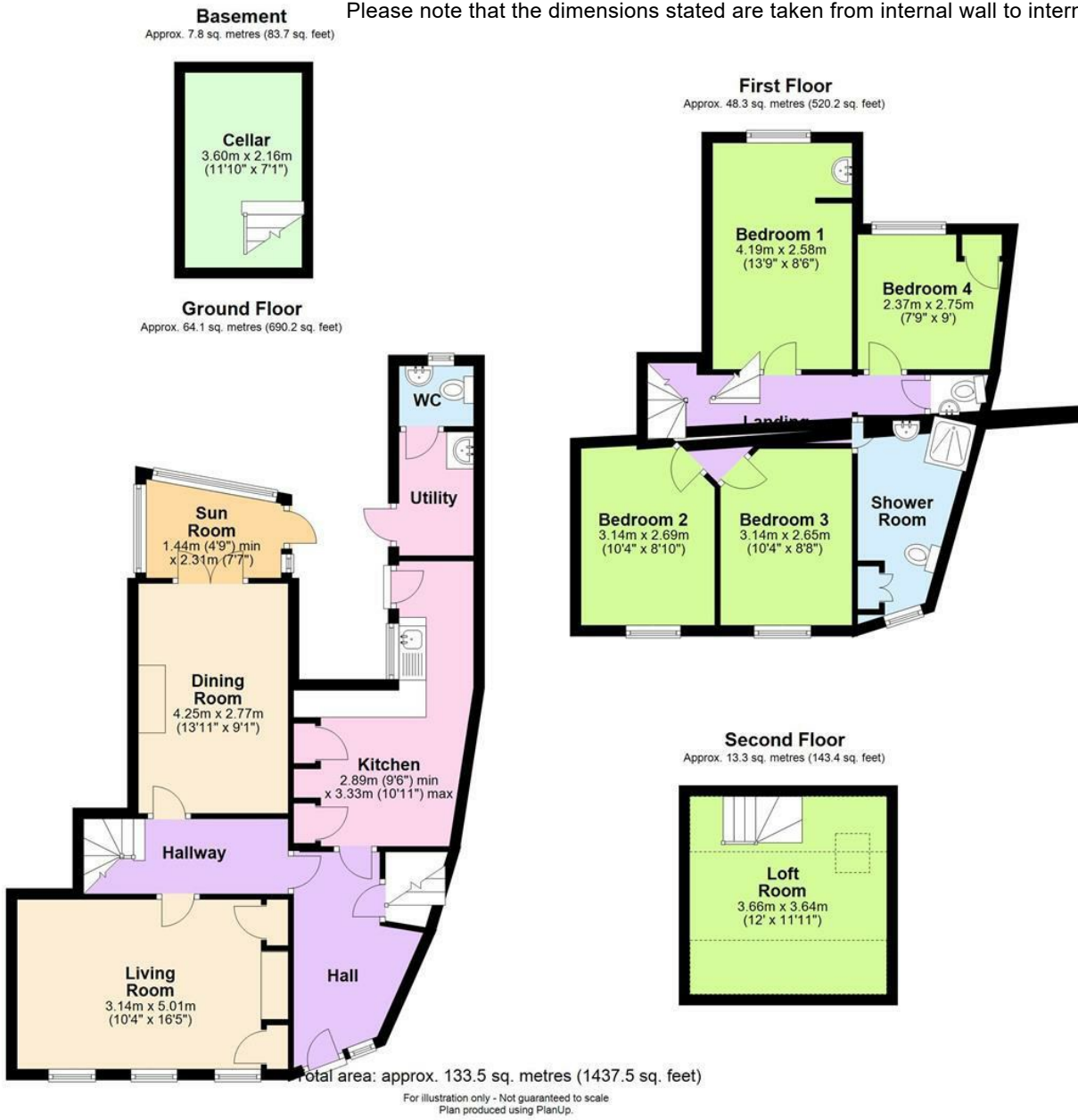
21 Church Street Kington

CASH BUYERS ONLY - REFURBISHMENT OPPORTUNITY - A Grade II Listed four bedroom house which boasts an array of character features situated in the market town of Kington. The property also benefits from; gas heating and fully enclosed, easy to maintain garden.

- REFURBISHMENT OPPORTUNITY
- CHAIN FREE
- CONVENIENT LOCATION
- WALKING DISTANCE TO AMENITIES
- CASH BUYERS ONLY

Material Information

Price £125,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: (null)
For more material information visit www.cobbamos.com



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

Requiring full upgrade throughout and positioned conveniently within walking distance from Kington town centre is this characterful, Grade II Listed, end of terrace house with accommodation comprising; hall, living room, dining room, kitchen, utility, cloakroom, sun room, hallway, cellar, four bedroom, shower room and loft room. The property also benefits from; gas heating and fully enclosed, easy to maintain garden.

Property Description

The front door of the property enters the hall which provides useful space to keep boots and coats and also allows access to the cellar which again allows for ample storage space. The living room which can be accessed from the hallway is a light and cosy room with three windows to the front, a gas fireplace and exposed oak beams which add a great sense of character to the room. Opposite the living room is the dining room which has laminate flooring and double doors which lead into the sun room and overlooks the garden. The kitchen has been fitted with matching wall and base units with an integrated oven and hob and a recess for a fridge/freezer. A door from the kitchen leads into the garden from where the utility and cloakroom can be accessed. The utility provides space and plumbing for all other household appliances and the cloakroom has been fitted with a two piece white suite. On the first floor there are four bedrooms. Bedrooms one, two and three are all double rooms and bedroom four is a spacious single. The shower room is a great size and fitted with a three piece white suite, heated towel rail and lino flooring. The vendor recently replaced the bath with the walk in shower. One of the property's great benefits is that it provides ample storage space and this can also be found on the second floor in the loft room which is accessed by a staircase from the landing.

Garden

The garden is fully enclosed and is partly patio area making it easily maintainable. Some mature trees and flower beds give this area potential to be made into a lovely spot for any keen gardener.

Services

All mains services are connected.
Council Tax Band C.

Location

Located in the heart of the popular market town of Kington with a wealth of amenities, shopping and leisure facilities combined with nursery, primary and secondary schooling. This popular town benefits from the highest golf course in England, situated on Bradnor Hill and Hergest Ridge offering superb walking opportunities. The market town of Leominster and the Cathedral City of Hereford are located approximately 21 miles and 17 miles away respectively where a more extensive range of shopping and amenities can be found.

Broadband Coverage

Superfast 61 Mbps highest available download 11 Mbps highest available upload

Agents Note

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.

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EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Directions

