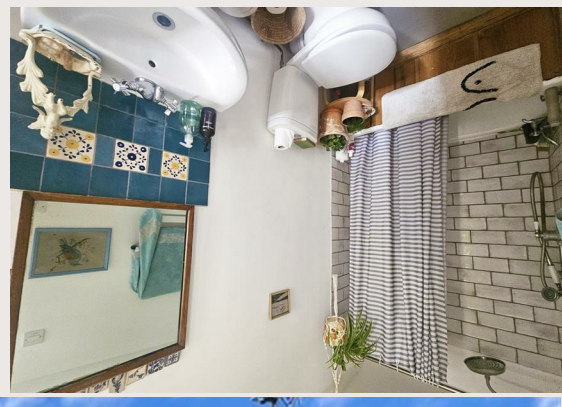

34, Hereford Street, Presteigne, LD8 2AT
Price £220,000

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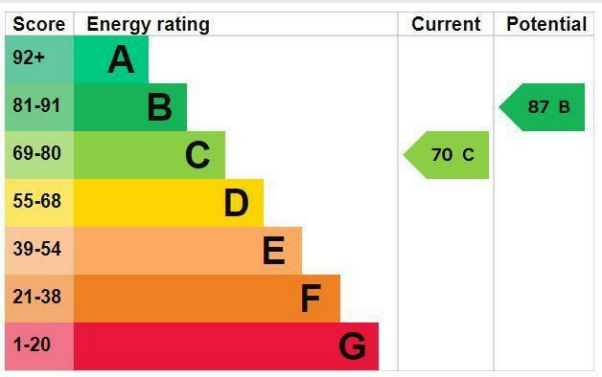
34 Hereford Street
Presteigne

A charming two-bedroom Victorian terrace, thoughtfully enhanced by a stunning oak-framed extension creating a superb dining room with adjoining utility and bathroom. Full of character and perfectly suited to modern living, the property also benefits from a delightful rear garden offering a wonderful space to relax and entertain.

- Charming Victorian terraced home
- Two bedrooms
- Stunning oak-framed dining room extension
- Character features including exposed brickwork
- Original-style windows
- Utility area and ground floor bathroom
- Delightful rear garden
- Convenient location close to town amenities

Material Information
Price £220,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: C (70)
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. 64.8 sq. metres (697.9 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
A charming and characterful two-bedroom Victorian terrace, beautifully enhanced by a striking oak-framed extension providing a spacious dining room, utility area and ground floor bathroom. Retaining an abundance of period features including exposed brickwork and original-style windows, the property offers a wonderful blend of historic charm and modern convenience, complemented by a delightful rear garden perfect for relaxing and entertaining. Situated within easy reach of Presteigne' s town amenities, this is a beautifully presented home with broad appeal.

Accommodation comprises: living room, kitchen, dining room, two bedrooms, ground floor bathroom and utility space.

Property description
The accommodation is entered via a welcoming living room, a cosy yet well-proportioned space enhanced by original windows, exposed brickwork and inset multi fuel stove. To the rear, the bespoke hand built kitchen, with space for an oven, Belfast sink and shelving, provides a functional hub of the home with access through to an impressive oak-framed dining room extension with under floor heating and door to the garden. This light-filled space offers an excellent area for entertaining and everyday family life, with attractive timber detailing and a seamless connection to the garden. Adjoining the extension is a useful utility area and a ground floor bathroom fitted with a bath, wash hand basin and WC with metro tiling splash backs and great window overlooking the garden. On the first floor, a landing leads to two bedrooms, including a generous principal bedroom and a well-presented second bedroom, both continuing the property's appealing blend of period features and comfortable living space.

Gardens and parking
The property benefits from a delightful enclosed rear garden, laid mainly to lawn and complemented by a variety of mature shrubs, trees and planted borders, creating a charming cottage-garden feel. Just off the back of the property is a gravelled area with a covered section and a further are for a table and chairs making it a perfect area to sit and enjoy your garden. A useful storage shed is located at the far end of the garden. There is also shared pedestrian rear access with the neighbouring property onto the lane running behind the terrace.

Services
The property has mains water, electricity, drainage and gas heating with a combination of radiators and under floor.

Location
The popular Border Town of Presteigne with great access to the town centre. Presteigne was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away. The Cathedral City of Hereford, 20 miles offers greater amenities.

Anti-Money Laundering Regulations
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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Agents notes
Prospective purchasers are advised there is a right of access across the rear from the neighbouring properties to the lane at the rear of the property.
Prospective purchasers are also advised there is currently let, but will be sold with vacant possession

Directions
Using what three words: ///plus.undivided.whisker