

21, Church Street, Kington, HR5 3BE  
Guide Price £95,000

COBB  
AMOS

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LAND & NEW HOMES

# 21 Church Street Kington

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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

### Material Information

Guide Price £95,000

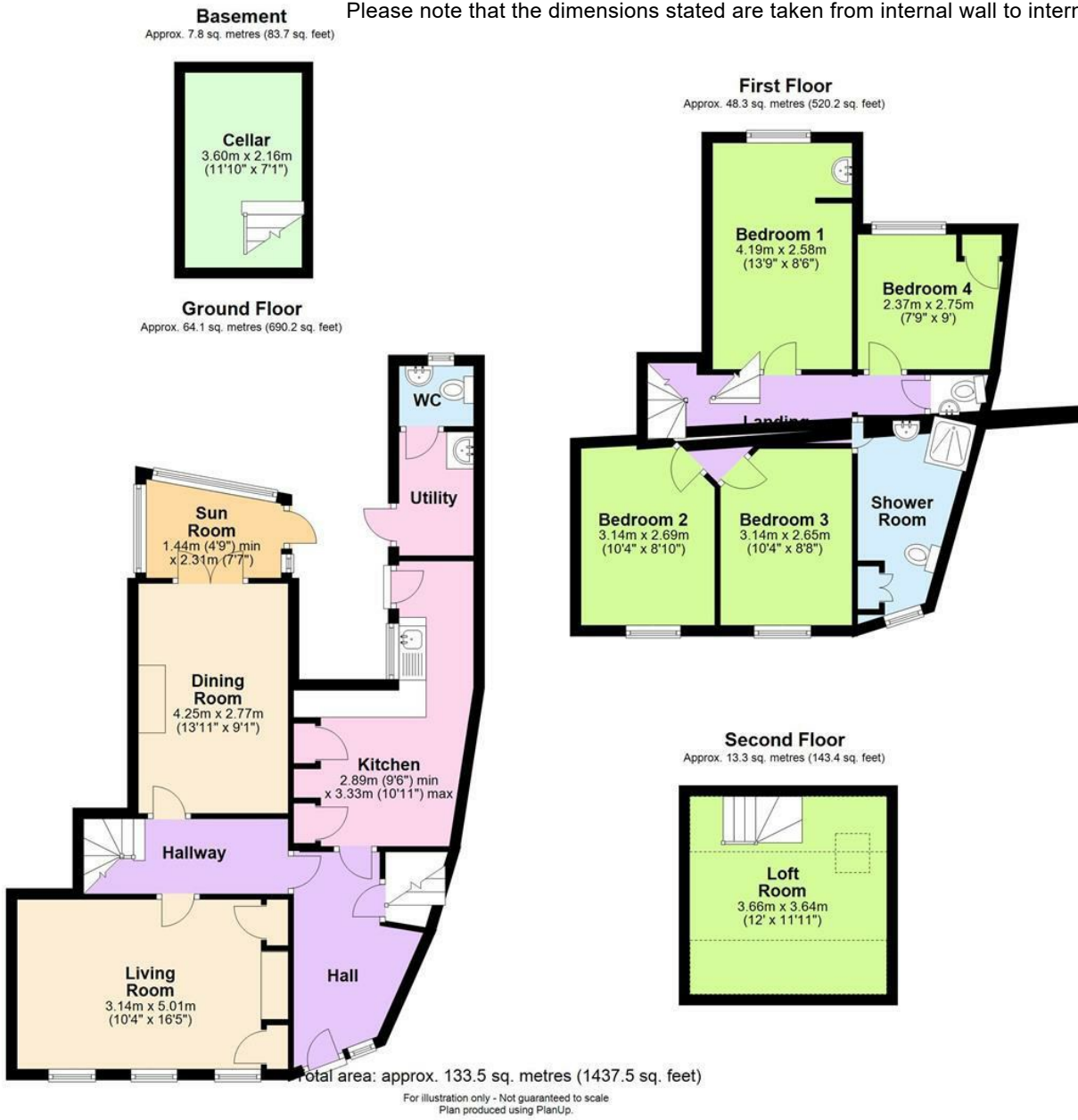
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: (null)

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

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### 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.

### Mobile Coverage Indoor

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

### Mobile Coverage Outdoor

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

### Directions

