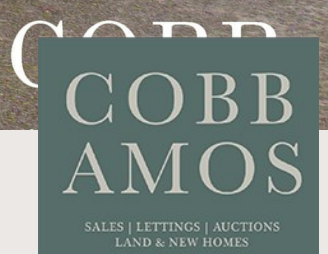




11, Market Hall Street, Kington, HR5 3DP
Offers In The Region Of £139,950



11 Market Hall Street Kington

OFFERS INVITED - PRICED TO SELL - A mid terrace, CHAIN FREE, two bedroom cottage located within the heart of the popular market town of Kington. Number 11 oozes charm and boasts character features such as exposed timbers throughout and great views of the hills beyond Kington town from the second floor attic room. The home would make an ideal purchase for a First Time Buyer, downsizers or those seeking a Holiday Let or rental for investment. Please call 01568 610310 to arrange a viewing.

- CHAIN FREE
- MID-TERRACE CHARACTERFUL COTTAGE
- LOCATED IN THE POPULAR MARKET TOWN OF KINGTON
- ONE DOUBLE BEDROOM
- ONE SINGLE/HOME OFFICE/HOBBY SPACE IN EAVES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR CENTRAL LOCATION

Material Information
Offers In The Region Of £139,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: C (72)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction
Number 11, Market Hall Street is a half stone, half timber frame cottage dating back to the Eighteenth Century. It is made up of the following: sitting room, kitchen/breakfast room, two bedrooms and family bathroom.

Property Description
Entry begins into an entrance hall with stairs to the first floor. To the left is a welcoming sitting room with front aspect and a selection of handsome timber beams. The room benefits from having wall lighting and open connection to the kitchen/breakfast room through a curved open hatch. The kitchen has a selection of wall and base units with housing for a dishwasher and fridge/freezer. There is a door leading out into a small rear courtyard which would be ideal for the siting of a small bistro table. There is also a built in bench in the corner of the kitchen which could become a perfect spot for dining once a table is added.

On the first floor is a landing with stairs to the second floor and a door on the left leading to a generously sized double bedroom. The bedroom has partially exposed A frame, two cottage style windows and built in storage cupboards with sliding doors. To the right, and accessed on the landing is a bathroom lit by a velux roof light and additional window for added ventilation and light. There is a bath, hand basin, WC, radiator and airing cupboard which houses the boiler.

On the second floor and approached by a well lit landing and stairwell is a room in the eaves with dual aspect velux windows. The room could be a single bedroom or would make a great home office/hobby space or second sitting room.

The cottage has a small enclosed courtyard area to the rear which is accessed from the kitchen. There is no parking with the property but there are two Car Parks nearby, both free: One in Markethall Street and the other in Lovers Lane. These operate on a 'First Come, First Served' basis.

Services
Tenure: Freehold
All mains services are connected
Gas Central Heating
Herefordshire Council Tax Band B

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location
Kington is an historic market town on the English/Welsh border, and though on the western side of Offa's Dyke, it has been an English town for a thousand years. The town still has a regular livestock market, weekly Country Market and regular Local Food and Craft Market and monthly Art, Craft and Vintage Market plus the popular Festive Food from the Borders. The town possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Kington Golf Club's 18-hole course on Bradnor Hill is said to be the highest in England, over 390 metres above sea level. It is a "Border Town" in the Marches in an area where it rightly claims to be a centre for walking and hosts it's own annual walking festival Kington Walks in September. Also the Spring Walking Festival in April. The local countryside can also offer quiet country lanes for those visitors who prefer to cycle. The west end of Kington is dominated by the tall clock tower commemorating Queen Victoria's Golden Jubilee in 1887. Adjacent to this is Kington's Museum. On the edge of Kington can be found Hergest Croft Gardens where you can enjoy naturally landscaped gardens with two national collections of trees. You can also visit The Small Breeds Farm Park and Owl Centre at Kingswood, Kington.

The property is located within walking distance of the town centre with two public car parks situated nearby. Kington town is well catered for offering a number of individual shops, post office, library, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

What3words
What3words:///seabirds.mango.inserted

Agent's 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.

Agent's Note
There is a Flying Freehold over the hallway of Number 12 next door.

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

Follow the A44 out of Leominster to Kington. Take Victoria Road from the roundabout on the outskirts of Kington which leads into Duke Street. Just before reaching Bridge Street take the turning on your left for Market Hall Street and the property can be found down here on the right hand side.

