



17, George Close, Knighton, LD7 1HL
Offers Over £170,000

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17 George Close Knighton

A end of terrace three bedroom property located in the heart of Knighton with gardens, on street parking and garage. The property does require updating but offers potential purchasers a great opportunity to create a lovely home. Sold with No Onward Chain.

- End of terrace property
- Three bedrooms
- Living/Dining room
- Great location for accessing town
- Gardens and garage
- Opportunity to modernise and create a lovely home
- No onward chain

Material Information

Offers Over £170,000

Tenure: Freehold

Local Authority: Powys

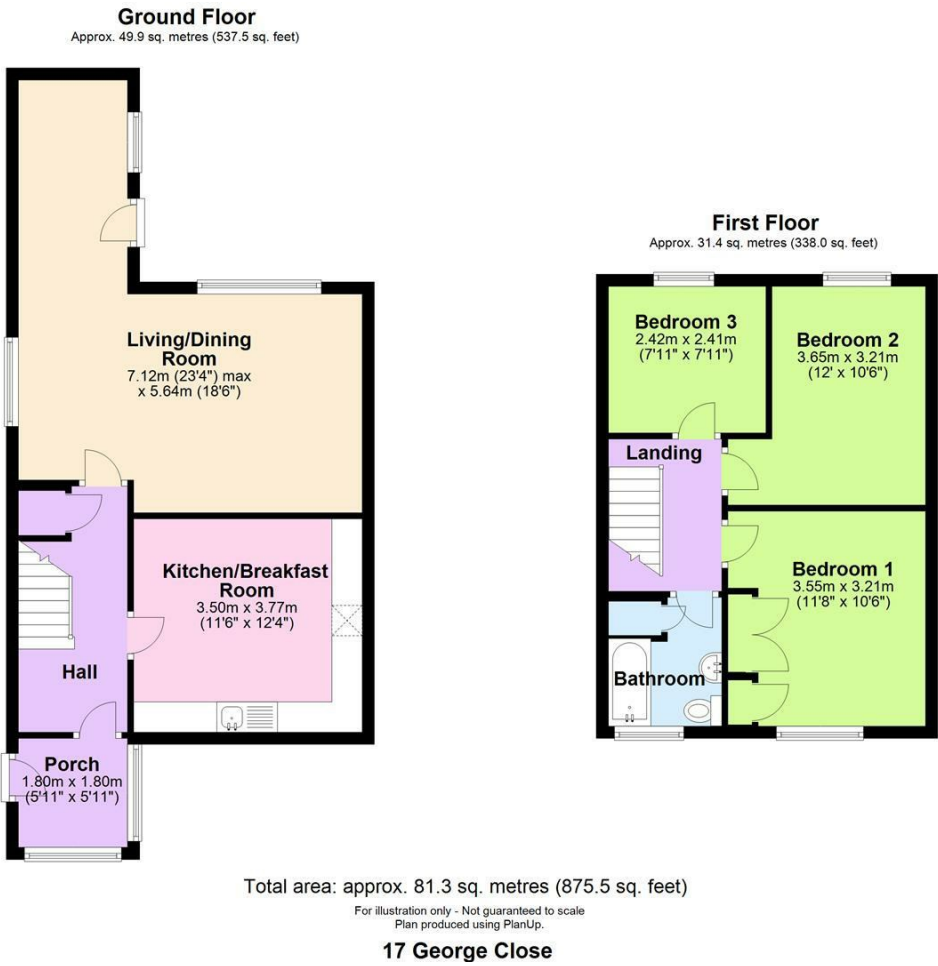
Council Tax: C

EPC: D (64)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

Introduction

17 George Close is a end of terrace three bedroom home that has the scope to create a wonderful home with a buyer being able to put their own stamp on the property after some modernising has taken place. The property is located in a great position in the heart of Knighton, the town on the Dyke, with the shops and other amenities a short distance away and the surrounding countryside there for exploring. The property also has an enclosed garden to the rear with storage shed, small garden to the front, garage and parking available in front and on street.

The accommodation comprises: entrance hall, hallway, kitchen/breakfast room, living/dining room, three bedrooms and bathroom.

Property description

The front door leads into a entrance porch providing a handy space for coats and shoes and has a stable door that leads into the hallway with doors leading off to the various accommodation on the ground floor and then stairs rising to the first floor. To the front you find the kitchen/breakfast room which has a range of traditional wall and base units, space for appliances, the gas boiler and plenty of space for a table and chairs. To the rear you find the living/dining room with inset electric fire, window overlooking the rear garden and to the side. A door then leads out to the garden and an area set up as a dining space. This could also be used as a play area, reading nook or office.

On the first floor you will find three bedrooms, the main to the front having built in wardrobes and two further bedrooms to the rear with one currently being used as a home office. The bathroom is fitted with a three piece suite with shower over the bath and a handy storage cupboard.

Gardens, garage and parking

To the front of the property is a small enclosed patio area with a brick and hedge border that could be used to create a nice area to sit or for potted plants and shrubs. The rear garden is accessed via the back of the house or a timber gate at the side where its mainly patio with an area of mature plants and shrubs to the end, a storage shed and raised beds. Its a private space and secure with the brook running by at the far end. The property has a garage at the end of the row with an up and over door with parking in front and onstreet near the property.

Location

George Road is situated in a conservation area just off Broad Street in the main part of Knighton (Tref y Clawdd) 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

The property has mains gas heating, electricity, water and drainage connected. Powys County Council Tax Band C

Money Laundering Regulations 2007

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Agents notes

Prospective buyers using a mortgage to fund their purchase should make enquiries with the agent prior to viewing.

Directions

From our office on Broad Street, head down the hill and turn right onto George Road, after a short distance take the secondleft onto George Close and the property is on your left hand side at the end of the row of houses as indicated by our For Sale Board.

