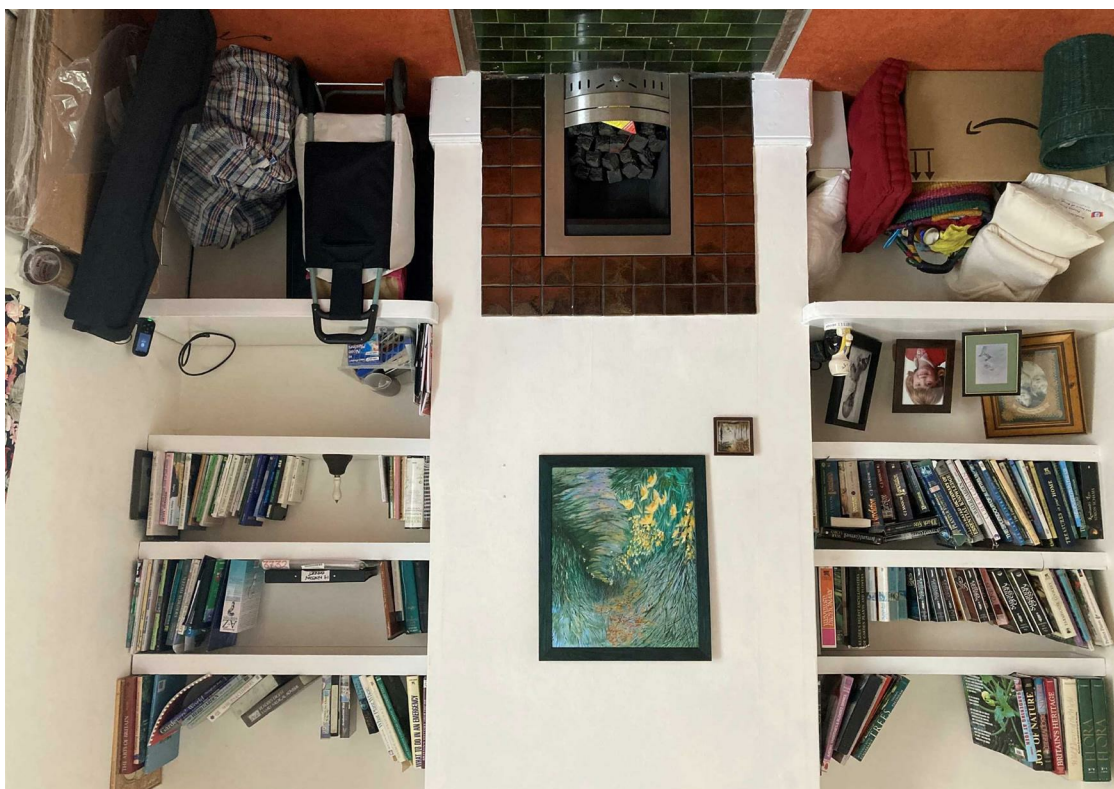




19, Norton Street,
Knighton, LD7 1ET

Offers Over
£210,000

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19,
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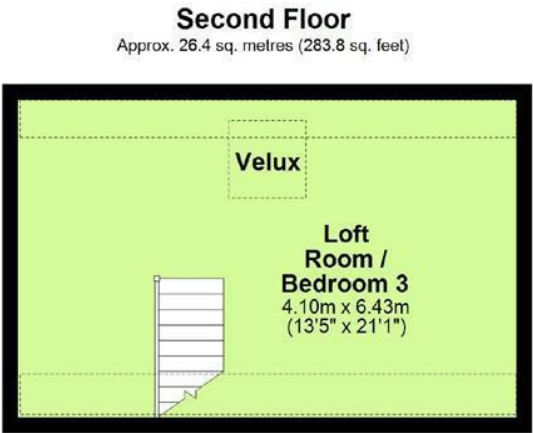
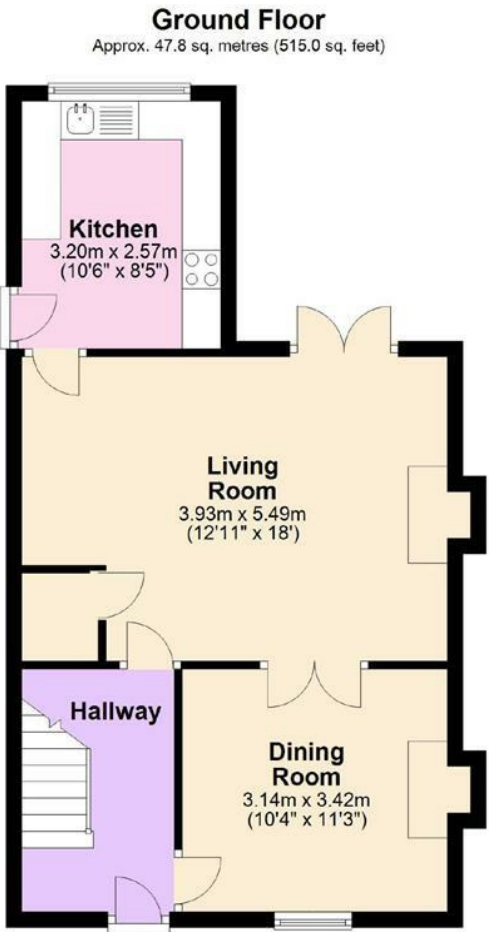
Knighton,

This family home with extremely versatile accommodation is situated on the outskirts of Knighton town centre. Benefiting from gas central heating, double glazed windows, lovely garden and stunning views over Knighton and beyond, plus being only a short distance from the shops, this would be the perfect home for first time buyers or a young family.

- Character terrace property
- 2 double bedrooms
- Good sized additional loft room
- 2 reception rooms
- Gas central heating
- Versatile garden
- Stunning views

Directions

From our office on Broad Street turn right and proceed up the hill onto West Street. Turn left into Norton Street where the property can be found halfway up the street on the left hand side



Total area: approx. 113.9 sq. metres (1225.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

An extremely versatile property with stunning views over Knighton Town. 19 Norton Street accommodation in brief comprises of : Kitchen, living room, dining room, two double bedrooms, large loft room with Velux window, cellar and good sized tiered rear garden

Property description

The front door opens directly into the downstairs hallway with dining room to the right, living room directly in front and staircase to the left leading upstairs. The dining room can be accessed from the hallway or from the living room, with double doors separating the two. The dining room has a feature hearth which could have an electric fire, front aspect window and double doors to the living room. The living room, which is a good size and has an electric fire and feature fireplace and also double patio doors leading out into the garden. The cellar is accessed via a door in the living room and provides handy additional space / storage. On through the living room a step down leads into the kitchen which consists of matching wall and base units, sink with window overlooking the garden, wall mounted integral oven and grill and space for fridge freezer plus plumbing for washing machine. Rear door leading out into the garden.

The first floor consists of two good sized double bedrooms, one front aspect and one rear aspect. The family bathroom consists of WC, sink and bath with electric shower over, as well as integrated storage. An additional door off of the landing opens into what is currently a 'walk in wardrobe' which is a handy additional storage space. A further staircase leads up to the second floor which is a wonderful space with Velux window and has great potential (STPP) for either an additional bedroom, study or studio.

Garden

The rear garden can either be accessed from the living room, kitchen or a side gate on the road with passageway leading down. The garden currently has two ponds, as well as a decked area and seating area, tiered levels with planting and borders and a good sized greenhouse / potting shed with brick base.

Services & agents notes

All mains services are connected. Council tax band C. Please note that the side access gate is always locked but must be available as a fire escape for neighbouring properties with no rear access.

Location

The property is located in the heart 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.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01547 529907 to book your appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

