

22, George Road, Knighton, LD7 1HF  
Offers Over £140,000

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# 22 George Road Knighton

A charming well presented semi-detached cottage in a tranquil setting nestled in the heart of Knighton on the historic Glyndwrs way with two bedrooms, within easy reach of the town centre and on street parking near by.

- Semi-detached Cottage
- Two bedrooms
- Tranquil town centre location
- Gardens to the front
- Conservation area
- No Onward chain

### Material Information

Offers Over £140,000

Tenure: Freehold

Local Authority: Powys

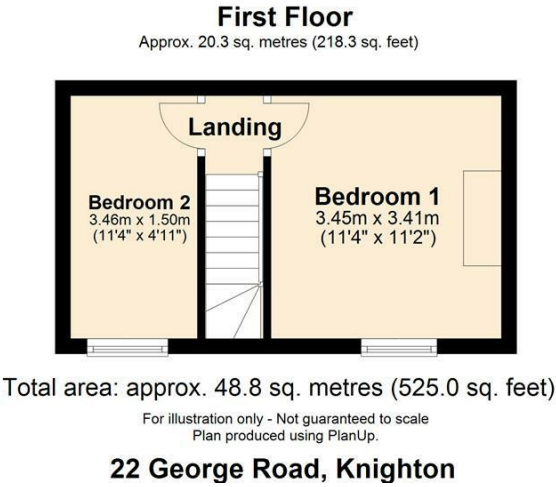
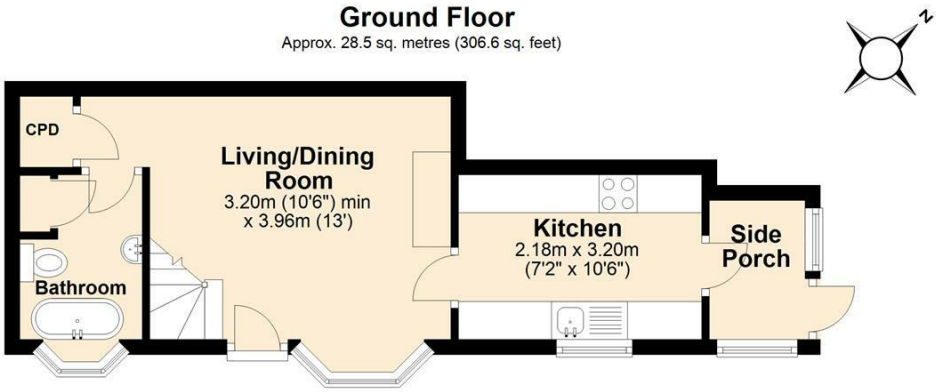
Council Tax:

EPC: D (58)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



22 George Road, Knighton

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 former mill workers cottage situated in the heart of the historic market town of Knighton with well presented accommodation, double glazed windows and gas heating. Sitting in a peaceful location with no passing traffic, a lovely garden to the front with a brook running by and only a five minute walk into the the town centre.

The accommodation comprises: living/dining room, kitchen, side porch, two bedrooms and a bathroom.

### Property description

The glazed front door leads into the living/dining room with a feature bay window and red brick fireplace with inset wood burning stove leading through to the kitchen. The kitchen is fitted with a range of white wall and base units, space for appliances and a door leading to the very useful side porch. From the living/dining room to the other side is a large storage cupboard and the bathroom which is fitted with a white suite with roll top bath. Stairs rise up to the first floor where there are two bedrooms, one being a good double with feature red brick chimney breast and the second a lovely single or a useful study, both with views out over the garden and Cwm.

### Gardens

"The garden area of the property is surrounded by a picket fence (including two gates) and consists of a raised patio area at one end and another larger area laid out to lawn surrounded by trees and shrubs. The lawn area includes a rotary washing line and an apple tree. The patio area is a lovely place to sit and enjoy the setting and the sounds of the brook running past. The property has on street parking near by.

### Location

George Road is situated 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 away has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles and offers a further wider range of facilities.

### Services

All mains services are connected. Powys County Council Tax Band C.

### Agents notes

The property is in a conservation area. There is no allocated parking with the property, however on street parking is available nearby.

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

### Directions

From our office on Broad Street proceed down the hill and take the right onto George Road, just after The George and Dragon. Proceed for approximately 500 yards and the road forks, continue to the left on the lower road, continue onto the footpath and the property is situated on the right hand side as indicated by our For Sale Board.

