



1 Red Lion Mews, West Street,

Keinton, LS24 4EN

- Forming part of an exclusive small development of 3 properties
- Deceptively spacious accommodation arranged over 3 floors
- Kitchen, living room, hall & wc
- Convenient town position close to amenities,
- 4 bedrooms, bathroom
- Parking and Gardens

Guide Price £250,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

1 Red Lion Mews, West Street Knighton ID7 1FN

GENERAL

Number 1 Red Lion Mews is a uniquely end terrace house which has been developed by a small select builder and provides spacious 4 bedroom living accommodation in a convenient location for the town centre. It would be ideal as an investment opportunity or as a home for a young and growing family.

ENTRANCE HALL

Radiator, understairs space and doors off to:

CLOAKROOM

With WC, pedestal wash hand basin and radiator.

KITCHEN

12'11" x 6'0"
Well fitted with a range of contemporary units comprising wall and base units with LAMONA electric hob and oven with extractor hood over, tiled splashbacks, integrated dishwasher, sink unit and window over garden area.

LIVING ROOM

13'6" x 13'6"
Radiator, large patio doors lead onto the patio area and rear garden.

Staircase rises to the FIRST FLOOR LANDING with door to: Linen Cupboard. Doors lead off to:

BEDROOM ONE

13'10" x 13'6"
TV point, radiator, window over rear garden and power points

BEDROOM TWO

12'7" x 6'7"
Window to the front, radiator, TV point and power points.

BATHROOM

10'5" x 5'10"
Bath with hand grips, low level flush WC, pedestal wash hand basin, recessed ceiling light.

Staircase rises to the SECOND FLOOR onto SMALL LANDING. Door to:

BEDROOM THREE

26'10" x 10'4"
A beautifully light rooms with excellent country views. Sun tubes allow further light in, TV point, radiator and power points, double glazed doors open onto Juliet style rail. Door to:

ENSUITE

With quadrant shower cubicle, WC, pedestal wash hand basin, radiator and inset lights.

BEDROOM FOUR

Radiator, sun tube and window to the rear.

OUTSIDE

The property is approached from the main road by a private shared drive to allocated parking spaces. To the front is an open plan lawn area, whilst to the rear is a patio and modest lawned garden.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Double glazing installed.

FIXTURES

The agent has not tested any apparatus equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

VEWIINGS

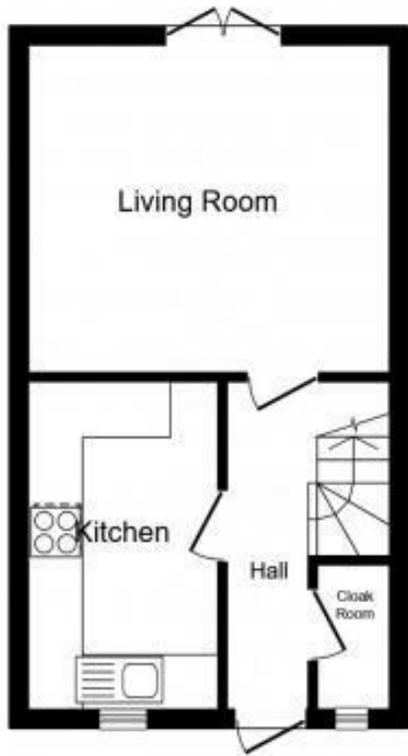
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DIRECTIONS

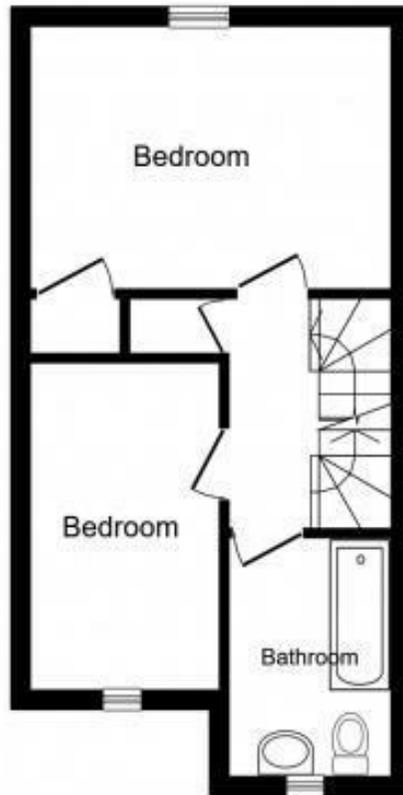
In Knighton proceed up the main street past the clock tower and onto West Street. Turn right after the Red Lion pub and before the library and you will find the development down a short drive.



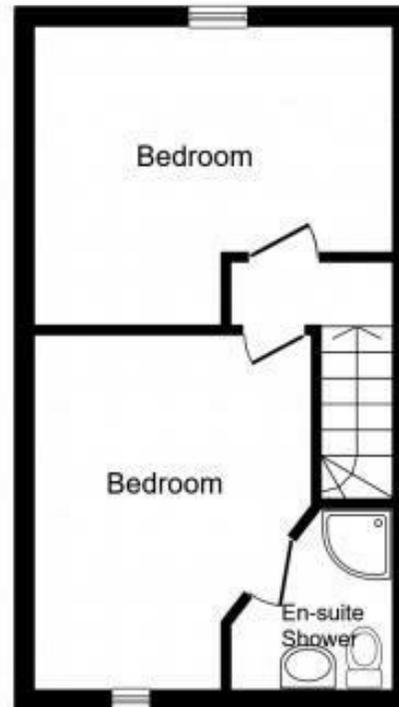
Council Tax: E



Ground Floor



First Floor



Second Floor

Total floor area 89.1 sq.m. (960 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Hunters Hereford Office on 01432 278278 if you wish to arrange a viewing appointment for this property or require further information.

5 Bridge Street, Hereford, HR4 9DF

Tel: 01432 278278 Email:

hereford@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

