



FOR SALE
Jonathan Wright
estate agents
Tel: 01568 616666
www.jonathanwright.co.uk

6 Black Barn Close, Kington, HR5 3FB. £229,950

**6 Black Barn Close
Kington
HR5 3FB**

£229,950

PROPERTY FEATURES

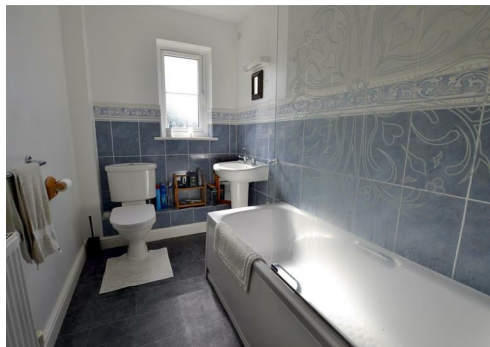
- **Semi-Detached House**
- **3 Good Size Bedrooms**
- **Backing onto Countryside**
- **Lounge**
- **Kitchen/Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **Bathroom**
- **Garage**
- **Gardens To Front And Rear**
- **Close To Town Centre**



To view call **01568 616666**



JonathanWright
estate agents



Situated in the traditional market town of Kington and occupying a delightful edge of cul-de-sac position backing onto countryside, a modern and well presented semi-detached house offering fully UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, spacious lounge, kitchen/dining room with bay window, ground floor cloakroom/W.C., 3 good size bedrooms, family bathroom and outside attractive gardens to both front and rear with access to a brook, a driveway with parking for vehicles and a garage with power and lighting.

The property is situated within a comfortable walk of Kington's town centre which offers a good range of amenities to include shops, cafes, restaurants, schooling and a doctors surgery.

Details of 6 Black Barn Close, Kington. are now as follows:

A glazed panelled entrance door opens into a welcoming reception hall. The reception hall has a smoke alarm, wall mounted thermostat control and a door giving access into the lounge.

The spacious and light lounge enjoys a double aspect of a UPVC double glazed window overlooking attractive gardens to front and a UPVC double glazed window to side with a rural outlook. The lounge has plenty of power points, feature alcove, ceiling and wall lighting and a door giving access into a useful and deep understairs storage cupboard.

From the lounge a door gives access into the kitchen/dining room. The good size kitchen/dining room is well fitted with a working surface and a stainless steel sink unit with cupboards under and space and plumbing for a washing machine. The working surfaces continue with base units of cupboards and drawers, corner shelving, space for an appliance and a fitted Diplomat 4 ring gas hob with a concealed extractor hood over and a matching electric oven under. There are matching eye-level cupboards with a glass fronted display cabinet and further corner shelving, tiling to splashbacks and a UPVC double glazed window with attractive rural outlook to the rear. The good size dining area has ample room for a family size dining table, a delightful bay window to the side allowing in plenty of natural light and UPVC double glazed doors giving access to the rear garden. Situated in the kitchen/dining room is a Worcester 28CDI gas fired combination boiler heating hot water and radiators as listed.

From the reception hall a door opens into a ground floor cloakroom/W.C., having a low flush W.C., wall mounted wash hand basin with tiled splashbacks and a frosted UPVC double glazed window to side and an extractor fan.

From the reception hall a staircase rises and turns to the first floor landing having an inspection hatch to the loft space above, smoke alarm and a door into a good size linen cupboard with shelving and radiator. Doors from the landing leads off to bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom having a UPVC double glazed window to front and ample room

for bedroom furniture, Bedroom two is also a good size double bedroom having a UPVC double glazed window with an attractive view to the rear, telephone point to BT regulations and a TV aerial point.

Bedroom three is a good size bedroom having a TV aerial, telephone point and a UPVC double glazed window to rear.

From the landing a door opens into the bathroom having a modern suite in white to include a side panelled bath with a Mira mains fed shower over and a glass shower screen, also a pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, extractor fan, vanity light with shaver socket and a frosted UPVC double glazed window to side.

OUTSIDE.

The property is situated in a most attractive end of cul-de-sac position backing onto fields and countryside. There is a driveway to front with parking for vehicles and a paved pathway giving access to the front door with outside and lighting. There is gated access to the front garden which has been attractively designed to include a lawn garden and a stoned seating area. The gardens continue to the side of the property with a pathway giving access to the rear.

REAR GARDEN.

The rear garden has been attractively laid out to include a patio seating area with outside lighting and cold water tap. The main garden is laid to lawn garden and a feature of the garden are attractive views to side and rear over countryside and a brook. There is gated access down to the brook which is low enough not to cause any issues with flooding. At the end of the driveway is an up and over door into a garage.

GARAGE.

The good size garage has power, lighting, storage within the roof rafters and a glazed panelled door giving access to the rear. Situated to the rear of the garage is a useful bin store area.

SERVICES.

All mains services connected, gas fired central heating via a combination boiler and telephone subject to BT regulations.

AGENTS NOTE.

The property has had replacement UPVC double glazed windows, UPVC fascias and guttering making the outside of the property maintenance free.

ROOMS AND SIZES

Reception Hall

Lounge 5.08m x 3.71m (16'8" x 12'2")

Kitchen/Dining Room 4.78m x 2.92m (15'8" x 9'7")

Ground Floor Cloakroom/W.C.

Bedroom One 4.78m x 2.29m (15'8" x 7'6")

Bedroom Two 3.96m x 2.57m (13' x 8'5")

Bedroom Three 2.95m x 2.06m (9'8" x 6'9")

Bathroom

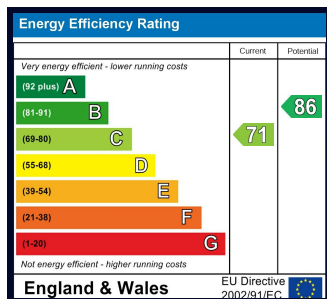
Rear Garden

Garage 5.79m x 2.74m (19' x 9')

PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.