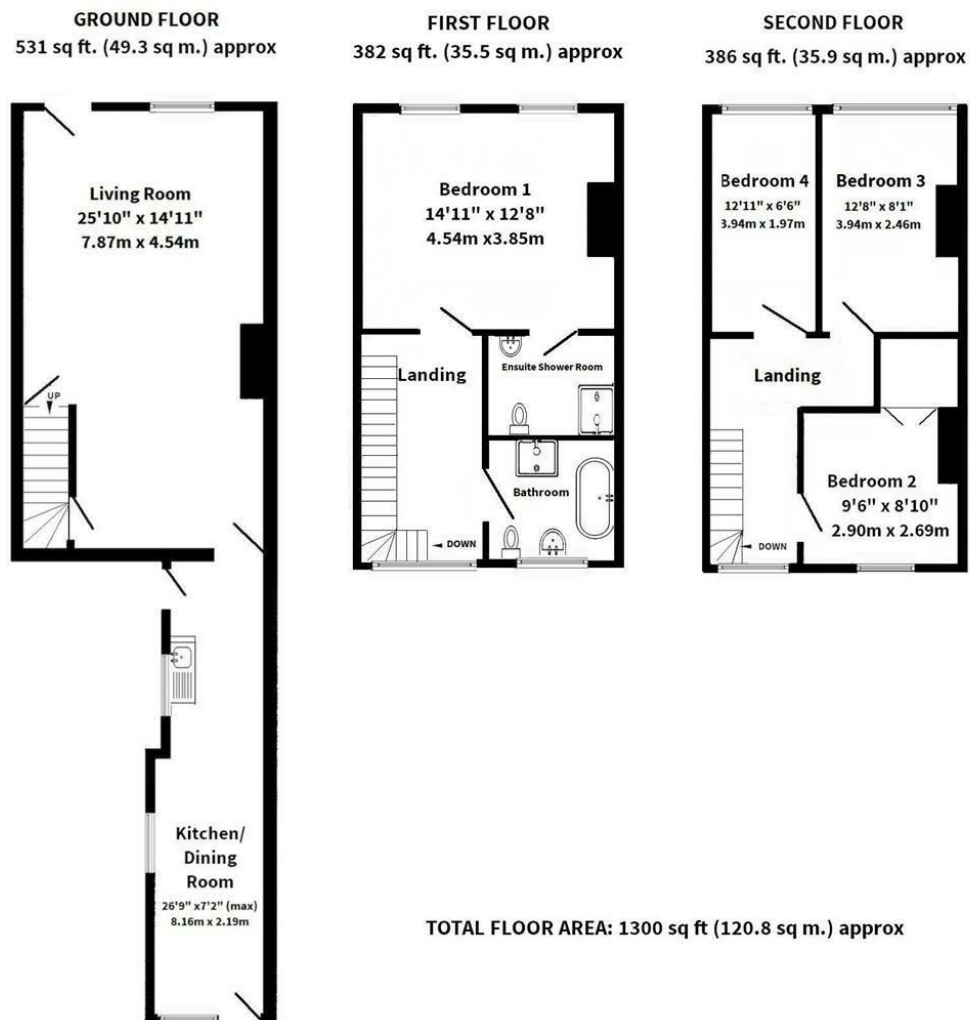


FOR SALE

6 Station Road, Knighton, LD7 1DT



FOR SALE

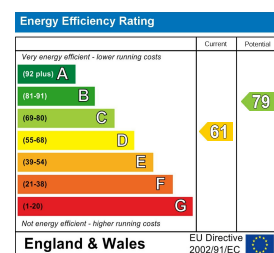
Offers in the region of £149,950

6 Station Road, Knighton, LD7 1DT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A much improved and spacious family home in a convenient town setting offering 4 bedrooms, en-suite and family bathroom, large living room/dining, well fitted kitchen/breakfast, rear gardens and parking space. Suitable for families or as investment to let



01588 638 755

Bishops Castle Sales  
33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: bishopscastle@hallsgb.com



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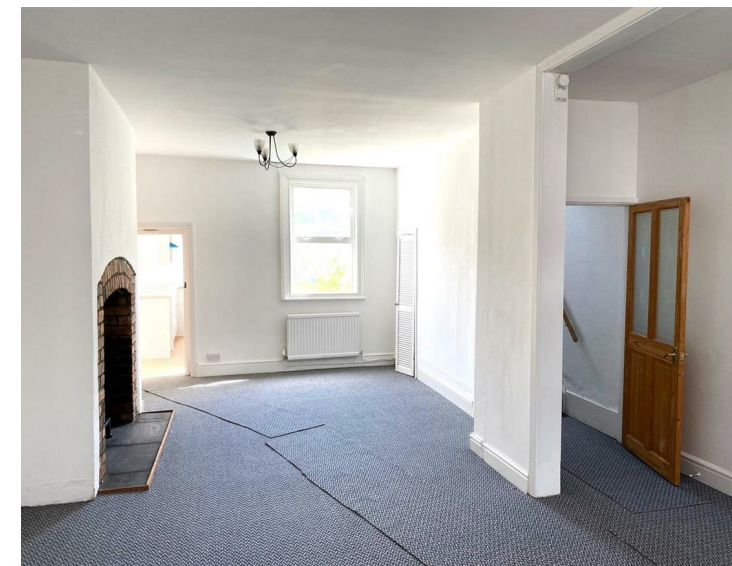
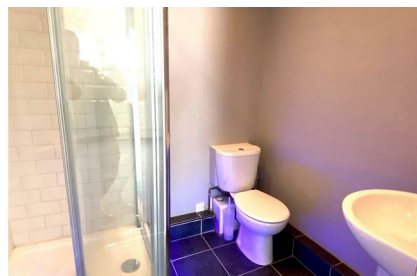
1 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- Period and spacious terrace house
- Edge of town but close to amenities
- Recently fitted kitchen and bathroom
- Rear gardens and off road parking
- No onward chain
- Ideal family home or investment
- Large living room and 4 bedrooms

#### GENERAL REMARKS

Recently improved, this spacious family sized house offers huge potential to its three storeyed accommodation. New carpets have just been fitted to most rooms and all en-suite, family bathroom and kitchen fittings have had little or no wear. In addition, a condensing gas boiler has not long been installed, providing central heating to all its high ceilinged rooms, supplemented by the wood burning stove in the large living room/diner. The four bedrooms all have views beyond the town to Kinsley or Ffrydd Wood and the house is conveniently situated within walking distance of all town amenities.

Close to the house at the rear, is a gravelled patio and parking space and beyond the right of way which crosses at the back, is a good sized garden with scope for landscaping.

The house offers everything a growing family should need or could easily appeal to those looking for an investment opportunity to let. Either way, 6 Station Road deserves a closer look.

#### ACCOMMODATION

Approached either from the pavement at the front or by a vehicular right of way round the back to the parking space, this three storey end terrace comprises the following:

A timber door opens into the:

#### LIVING ROOM/DINING ROOM

25'9" x 14'10" (7.87m x 4.54m)

A large spacious, high ceilinged room with a newly fitted carpet, a 'Firefox' wood burning stove inset into a brick fireplace, two radiators, two pendant light fittings, under stairs cupboard and double-glazed windows to front and back.

Leading to:

#### KITCHEN/BREAKFAST

26'9" x 7'2" (8.16m x 2.19m)

With timber laminate floor and fitted with nearly new worktops, base and wall cupboards, stainless steel sink unit, 'Lamona' electric oven and hob with stainless steel hood above, two radiators, recently fitted 'Worcester' gas boiler and two double-glazed doors to the rear yard and gardens.

A staircase rises from the living room to the First Floor Landing with newly fitted carpet, radiator, store cupboard and door to:

#### BATHROOM

Comprising a recently fitted white suite of free standing roll-top bath with mid taps and shower attachment, circular enclosed shower cubicle with 'Triton' electric shower, wash basin and WC. Radiator, extensive wall tiling and mirror fronted medicine cabinet.

#### BEDROOM 1

14'10" x 12'7" (4.54m x 3.85m)

A large, spacious and high ceilinged room, double-glazed windows with views to the front beyond the town to Kinsley Wood, new fitted carpet and radiator.

#### EN-SUITE SHOWER ROOM

With underlit shower cubicle, macerator WC, wash basin, downlighting and tiled floor.

The carpeted staircase continues to the Second Floor Landing with new fitted carpet, radiator and doors to:

#### BEDROOM 2

9'6" x 8'9" (2.90m x 2.69m)

With new fitted carpet, radiator, double-glazed window to the rear with views beyond the town over the garden to Ffrydd Woods. Full height wardrobe with storage above.

#### BEDROOM 3

12'11" x 8'0" (3.94m x 2.46m)

With newly fitted carpet, radiator, double-glazed window to the front with views across the rugby pitch to Kinsley Wood.

#### BEDROOM 4

6'4" x 6'5" (1.94m x 1.97m)

With newly fitted carpet, radiator, double-glazed window to the front with views across the rugby pitch to Kinsley Wood.

#### OUTSIDE

This can be approached by either of two doors from the kitchen or by a right of way around the left hand side of the terrace. There is a private gravelled area to the side of the kitchen with a concrete pad suitable for parking.

Beyond the vehicular right of way that crosses at the rear, is a good sized enclosed garden area, ripe for further landscaping.

#### LOCATION

The property is located on the outskirts of Knighton, a vibrant market town with an excellent range of local services including schools, train station, supermarket, leisure centre and a range of independent shops and services. The larger towns of Ludlow (16 miles) and Llandrindod Wells (18 miles), offer a wider range of facilities.

#### SERVICES

All mains services are connected.

Please note: None of the services or installations have been tested by the agents.

#### COUNCIL TAX

Band C. Powys Council.

#### VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

#### AGENTS NOTE

Buyers are advised that neighbouring properties have vehicular access along a shared drive to their properties across the back of No. 6.

#### VENDORS STATEMENT

We are informed by the vendor that the property has never flooded and only appears on the National Resources Wales Flood Risk Map as low risk. The River Teme which is located beyond the house on the opposite side of the street is approximately 12' (3.5m) below the road. The vendors neighbours of 30 years occupancy, have declared that the property does not flood. The property only appears on the Natural Resources Wales Flood Risk map as low risk.