



13, Gravel Hill Drive, Kington, HR5 3AE
Price £320,000

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13, Gravel Hill Drive Kington

A beautifully renovated and modernised two bedroom home situated in the popular market town of Kington with over 1300 sq ft. The property has been finished to a high standard with quality fixtures and fittings and boasting natural light, neutrally decorated accommodation throughout. There is a landscaped front and rear garden, garage which has the opportunity to be converted (STPP) and parking, views of the surrounding Herefordshire countryside.

FEATURES

- Detached house
- Renovated to a high standard
- Two bedrooms
- Landscaped gardens
- Garage and parking
- Views to the Herefordshire countryside
- Kington town location

Material Information

Price £320,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

13 Gravel Hill Drive is situated within a mature residential development within the market town of Kington, known for walking and has the famous Offa's Dyke path running through. The property has been thoughtfully renovated by the current vendors and has accommodation comprising; reception room, living room, kitchen/dining room, utility room, cloak room, two double bedrooms, family bathroom and separate cloakroom. The front and rear garden have been landscaped and are well stocked with flowers, trees and shrubs. There is a garage, parking, gas heating and double glazing.

Property Description

Double iron gates open to the front of the property where there is a porch and the main front door. Open the door and you are greeted into the first reception room, which is neutrally decorated, provides access to the primary rooms, the staircase to the bedrooms and a door to the garage. The reception room provides different options for the occupier to use as office/study space, children's play room or dining hall. To the right is the living room which has dual aspect windows to the front and back, with the back having views over to the Herefordshire countryside. This allows natural light to flood the room. Behind a book shelf is the original fireplace which has the option for a woodburning stove to be fitted should you choose to do so. The kitchen/dining room really is the heart of the home with great space for

entertaining guests and ensuring you are not missing any conversations. There are base units, space for a fridge freezer and dishwasher, a stainless steel sink and waste disposal cupboard. The room has triple aspect windows taking in the view of rooftops and over to the fields and hills and a door to the side. From the kitchen is the utility room which has shelves for storage and an airing cupboard. There is an additional base unit with stainless steel sink, space for a washing machine and the cloakroom fitted with a WC.

The staircase leads down to the ground floor hall where there are the two bedrooms and family bathroom. The hall has a walk in wardrobe fitted with two clothes rails and a door to the rear garden. Both bedrooms are doubles each with a window to the rear garden. The cloakroom is fitted with a WC and a basin with an obscured window to the side. The bathroom is fitted with a bath which has a raindrop shower head, basin and chrome heated towel rail.

Garage and parking

The garage is a single with an up and over door and has a door from the entrance hall. There is light and power, the boiler, water tank and access to the loft. The garage could be converted (STPP) to create two rooms, a bedroom and boiler room, should the new owner decide to.

Garden

The front of the property has a brick wall surround and a recently planted hedge





which will grow to provide additional privacy if desired. There are raised beds stocked with plants, shrubs and flowers which will burst with colour in the warmer months. There is a seated area to sit and enjoy a cup of tea and watch the birds come and go. Steps to each side lead to the rear garden. This has been landscaped with raised flower beds which have climbing frames ready for plants. There is a patio to enjoy al fresco dining in the summer months and various places to sit and relax with a good book.

Services

All mains are connected to the property
Herefordshire Council Tax Band D

Location

Located in the heart of the popular market town of Kington with a wealth of amenities, shopping and leisure facilities combined with nursery, primary and secondary schooling. This popular town benefits from the highest golf course in England, situated on Bradnor Hill and Hergest Ridge offering superb walking opportunities, including the Mortimer Trail and Offas Dyke. The market town of Leominster and the Cathedral City of Hereford are located approximately 21 miles and 15 miles away respectively where a more extensive range of shopping and amenities can be found.



DIRECTIONS

From Leominster follow the A44 north to Kington. At the roundabout, take the third exit and stay on the A44. At the next roundabout take the first exit onto Victoria Road. Follow the road and take the first right hand turning into Gravel Hill Drive. Take the first right hand turning and the property is located on the right hand side







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1313.36 ft²
122.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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