



5, Victoria Road, Kington, HR5 3BX
Price £375,000

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5 Victoria Road Kington

A beautifully presented, Victorian semi-detached four double bedroom family home set over three floors which is situated within close walking distance to the centre of Kington. The property boasts many original character features synonymous with the era such as decorative archways, dado rails, picture rails and ceiling roses, there is an enclosed garden, ample driveway parking, double glazing and gas heating.

- Victorian semi-detached house
- 4 Double bedrooms
- Off Road Parking
- Kington town location
- Two reception rooms

Material Information

Price £375,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: E (52)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 82.7 sq. metres (890.3 sq. feet)

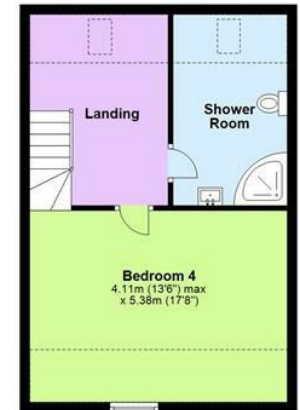


Please note that the dimensions stated are taken from internal wall to internal wall.

First Floor
Approx. 62.7 sq. metres (674.4 sq. feet)



Second Floor
Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 188.2 sq. metres (2025.5 sq. feet)

For illustration only - Not guaranteed to scale.
Plan produced using PlanIt.

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

Located in the popular market town of Kington is this sem-detached home which the vendors have upgraded. The property has accommodation comprising; entrance hall, living room, dining room/reception room, kitchen/dining/family room, utility. The first floor comprises; three double bedrooms, one en-suite and family bathroom. The second floor comprises; a double bedroom and shower room. There is an enclosed garden, shed and parking on the property driveway. Viewing is recommended to appreciate the accommodation and all the property has to offer.

Property Description

The front door opens into the entrance hall where you are greeted by character features synonymous with the ere such as high ceiling, decorative arches, picture rails and dado rails. The entrance hall provides access to the primary rooms, has a cloakroom fitted with WC and basin and the staircase to the first floor. The character continues through the home and into the living room which has a feature fireplace with tile surround, fitted with a gas fire and a bay window to the front allowing natural light to flood through with is fitted with shutters. The second reception room has a window to the side with a feature fireplace. This would create an ideal formal dining room, study or home office. The kitchen/ dining/family room is a true heart of the home and great entertainment space. There is a fireplace fitted with an electric fire and space to put a sofa and dining table and chairs. A door opens to the rear garden. The kitchen is fitted with wall and base units with a stainless steel sink, space for a fridge freezer and dishwasher and a cooker. To the rear of the kitchen is the utility room which has space and plumbing for a washing machine, base units and a stainless steel sink.

The staircase rises to the first floor landing where the character continues. Bedrooms one is a double room with two sash windows to the front, a beautiful decorative fireplace with tile surround and an en-suite fitted with WC, basin and xxxx. Bedroom and three are both double sized with bedroom two a window to the side and three a window to the rear. Each have beautiful feature fireplaces. The family bathroom is located on this floor and has a WC, basin and a bath.

The staircase rises to the second floor landing. Bedrooms four is a very generous double and has a window to the front providing views over the rooftops to the Herefordshire countryside beyond. This is a sizable room and is currently set up with a double bed and large desk. This floor has a shower room fitted with WC, basin and a shower cubicle.

Garden

There is an established hedge creating a private feel and a flower bed stocked with plants, shrubs and flowers. To the right hand side there is a further garden which great space for entertaining with a patio area for alfresco dining. There are shrubs, plants, trees and flowers which burst with colour in the warmer months. A shed which is attached to the property provides storage space.

Parking

The front of the property has a driveway with parking for several cars.

Location

The property is located in a quiet sought after, mature residential area on the fringes of the town of Kington. The area offers excellent amenities which include supermarket, Library, Doctors surgery, Hotel and Spa, Primary and Secondary Schools. Kington is an historic market town situated on the English/Welsh border with the Offas Dyke footpath providing superb walking.

Services

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

DIRECTIONS

From the bypass proceed north on the A44. At the middle of three roundabouts take the first turn onto Victoria Road towards the town centre, where the property can be located on the right hand side.



