



36, Duke Street, Kington, HR5 3BL  
Price £195,000

COBB  
AMOS

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LAND & NEW HOMES

# 36 Duke Street Kington

Chain free cottage in popular Kington within very easy reach of amenities. Offered for sale in ready to move into condition, with an abundance of character throughout. Internal inspection considered essential.

- Terraced Cottage
- Character Throughout
- Ideal for First Time Buyer or a Second home Owner
- Holiday Let Potential
- Rear Courtyard
- Kington Town Center
- Grade II Listed

## Material Information

**Price** £195,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** D (55)

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

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



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

Offering an abundance of character throughout this Grade II Listed cosy and deceptively spacious cottage comes to the market with the added benefit of having no vendor chain involved. Situated in a highly convenient position within very easy reach of the centre of Kington and all of its amenities, this is an ideal purchase for the owner occupier, the buy to let investor or as a holiday home. Viewing highly recommended.

## Property Description

Entry through the feature oak door into the entrance hall with a door into a cosy living room with feature fireplace. The living room gives access to a good size kitchen/diner with access to the rear garden and also the bathroom, which is fitted with a white three piece suite. From the living room also are the stairs leading to the landing with two bedrooms off.

## Garden & Parking

The garden is fully enclosed and offers a an attractive patio area ideal for al fresco dining. There is parking to the rear for one vehicle.

## Location

The property is located within walking distance of the town centre with two public car parks situated nearby. Kington town is well catered for offering a number of individual shops, post office, library, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. Kington has the highest 18 hole golf course and is located in an area outstanding beauty. There is the famous Offa's Dyke path and activities available on the River Wye. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

## Services

All mains services connected.  
Tenure Freehold  
Herefordshire Council Tax Band B

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## Broadband Coverage

Standard 19 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast --Not available --Not available

Source: Ofcom Broadband Checker

## Mobile Coverage Indoor

EE Likely Likely  
Three Limited Limited  
O2 Likely Limited  
Vodafone Limited Limited

Source: Ofcom Mobile Coverage Checker

## Mobile Coverage Outdoor

EE Likely Likely  
Three Limited Limited  
O2 Likely Limited  
Vodafone Limited Limited

Source: Ofcom Mobile Coverage Checker

## what3words

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## 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 to Duke Street, on the right hand side, it's the second lot of terraced properties, third one up.



