

16, Headbrook, Kington, HR5 3DZ  
Price £195,000

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# 16 Headbrook Kington

A modern three bedroom semi-detached house located within walking distance of Kington town centre. Offering good sized accommodation comprising entrance hall, kitchen, living room, three bedrooms, bathroom and cloakroom and benefitting from gas heating, uPVC double glazing, front and rear gardens and garage. AN IDEAL FIRST TIME HOME OR BUY-TO-LET INVESTMENT.

- THREE BEDROOM SEMI-DETACHED
- MODERN & WELL PRESENTED
- LIGHT & SPACIOUS
- CLOSE TO TOWN AMENITIES
- GARDENS, PARKING & GARAGE
- IDEAL FOR FIRST TIME BUYERS/BUY TO LET/LOOKING TO DOWNSIZE
- CHAIN FREE

**Material Information**  
**Price** £195,000  
**Tenure:** Freehold  
**Local Authority:** Herefordshire  
**Council Tax:** C  
**EPC:** C (73)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Introduction**  
A light and spacious three bedroom semi detached property located within close walking distance of the town centre. Ideal for a first time buyer or buy-to-let investor. In brief the accommodation comprises: entrance hall, kitchen, living room, cloakroom, three bedrooms and bathroom. The property also benefits from gas heating, uPVC double glazing, enclosed front and rear gardens, driveway parking and garage.

**Property Description**  
Approached via a small gate and along a path to the part glazed uPVC front door which opens into an entrance hallway with wooden flooring, useful under stairs cupboard and cloakroom with white two piece suite and window to the side elevation. To the right is a kitchen which is well appointed with matching base and wall cupboards, solid wood worktops, tiled splash backs, stainless steel single bowl sink unit, space for oven and under counter fridge/freezer, space and plumbing for washing machine, space for a breakfast table and chairs, linoleum flooring and window to the front elevation. To the far end of the entrance hallway is a sitting room which is generously sized with plenty of natural light from the patio sliding doors which overlook the rear garden, a continuation of the wooden flooring and a raised tiled hearth.

Off the upstairs landing there is an airing cupboard, loft space, a storage area above the staircase and three bedrooms. Bedroom one is a large double with built in double wardrobe and window to the front enjoying views of hills beyond. Bedroom two is a small double with fitted cupboards and window to the rear with views of fields and bedroom three is single room with window to the rear. The family bathroom is fitted with a three piece white suite, bath with shower over, chrome towel rail and obscured window to the side.

**Garden, Garage & Parking**  
There is a single garage which can be accessed via an up and over door at the front or via a pedestrian door from the garden. The garage has useful loft storage space, light and power. There is one allocated parking space in front of the garage. There is also parking opposite the property.

The garden to the front is predominantly laid to lawn with flower borders and enclosed with paneled fencing. The rear garden which is also fully enclosed with high level paneled fencing for privacy, laid to lawn for ease of maintenance and a pathway leads to a door to the garage.

**Services**  
Tenure: Freehold  
All mains services are connected to the property  
Herefordshire Council Tax Band C

**Broadband**  
Broadband type Highest available download speed Highest available upload speed Availability  
Standard 19 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast --Not available --Not available Unlikely  
Networks in your area - Openreach  
Source: Ofcom Mobile Checker

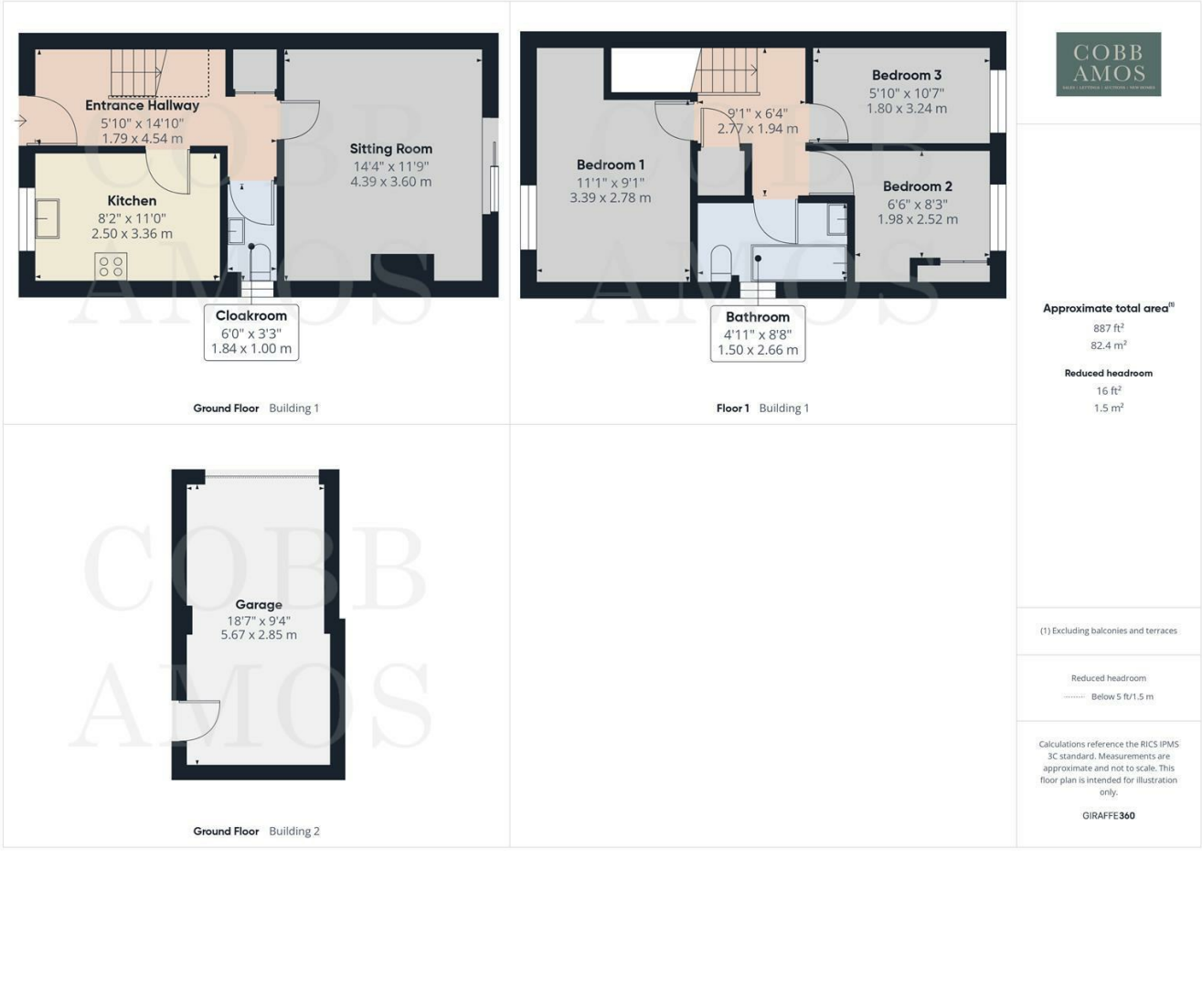
**Outdoor & Indoor Mobile Coverage**  
Please follow the link below taken from Ofcom Mobile Checker:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

**Location**  
The historic market town of Kington has an extensive range of amenities including a well stocked high street, supermarkets, leisure facilities and also offers nursery, primary and secondary schooling. This popular border town is situated on the western side of the famous Offas Dyke footpath and is renowned as a centre for walking and cycling plus the area boasts the highest 18 hole golf course in England situated on Bradnor Hill. Kington is situated just off the A44 providing good onward road links into mid Wales and The Cathedral City of Hereford provides a further array of shopping, education and recreational facilities.

**What3words**  
What3words:///quits.tablets.sedated

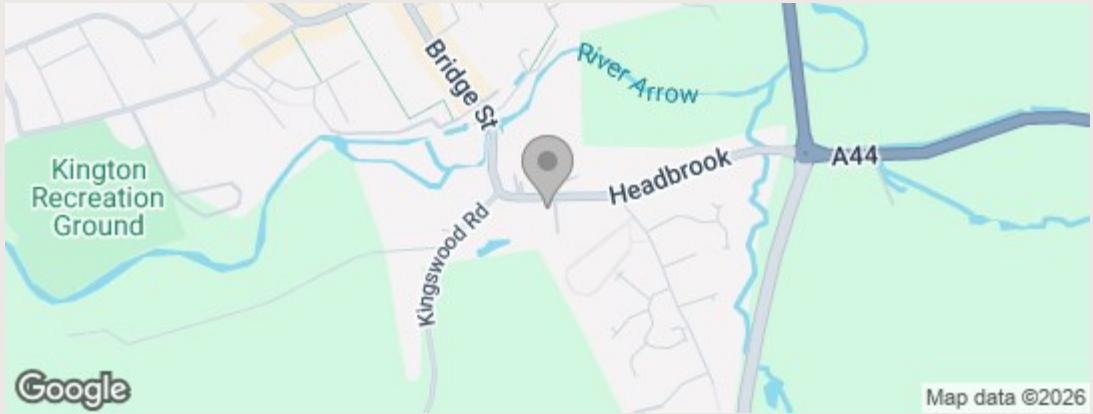
**Agent's Note**  
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. 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.

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.

**Directions**  
From Leominster take the A44 towards Kington, upon entering Kington at the first roundabout take the second exit towards the town centre. The property can be found on the left hand side shortly after the petrol station.



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