



## THE LARBURNAMS 32A HIGH STREET KINGTON HR5 3BJ

£345,000  
FREEHOLD

Peacefully nestled in the heart of Kington Town Centre, this deceptively spacious three bedroom detached house with detached double garage offering ideal family accommodation. The property which benefits from gas central heating, double glazing, ample off road parking and a low maintenance garden. A viewing is highly recommended.



# THE LARBURNAMS 32A HIGH

- Town centre location
- Ideal family home
- Must be viewed!
- Three bedrooms, four receptions
- Gas central heating & double glazing
- Detached double garage & ample parking



## Full Description

Peacefully nestled in the heart of Kington Town Centre, this deceptively spacious three bedroom detached house with detached double garage offering ideal family accommodation. The property which benefits from gas central heating, double glazing, ample off road parking and a low maintenance garden. A viewing is highly recommended.

## Ground floor

With entrance door leading into

## Entrance porch

With tiled floor and entrance door into

## Entrance hallway

With original parquet flooring, carpeted stairs leading up, useful under stair storage cupboard, recess spotlights, radiator and doors to

## Kitchen

Fitted with matching wall and base units, ample work surface space, two stainless steel sinks, under counter space for washing machine, tumble dryer and slimline dishwasher with space for freestanding fridge/freezer, fitted gas aga, double glazed window, recess spotlights and ceiling light point with laminate flooring.

## Living room

With original parquet flooring, recess spotlights and ceiling light point, double glazed window, crittle doors out to the playroom, feature wood burning stove with wooden mantle over and tiled hearth.

## Dining room

With original parquet flooring radiator, recess spotlights, coving, built in cupboard and french doors leading to the

## Snug

A flexible space with electric panel heaters, double glazed windows and doors out to the front and rear aspects with door into

## Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back.

## Play room/ office space

With tiled floor and under floor heating, recess spotlights, power points, upvc windows and door out to the rear.

## First floor landing

With fitted carpet, recess spotlights, central heating thermostat, large built in airing cupboard, stairs leading up to the loft room and doors to

## Bedroom 1

With exposed wooden floorboards, recess spotlights, radiator, double glazed bay window to the and an array of fitted furniture including wardrobes, chest of drawers and wall bed.

## Bedroom 2

With fitted wall bed, radiator, fitted carpet, ceiling light point, built in wardrobes and double glazed window.



### Bedroom 3

With fitted carpet, radiator, two double glazed windows to the front aspect and an array of built in wall cupboards and wardrobes and built in single bed.

### Toilet

With toilet, recess spotlight, double glazed window and radiator.

### Bathroom

With panelled bath and mains fitment rainfall shower head over, wash hand basin with storage under, fully tiled walls, recess spotlights and built in speaker, two heated towel rails.

### Second floor loft room

A large space previously used as a home office/study with recess spotlights, power points, ample storage space & velux window.

### Outside

To the front there is a large paved patio area with three outside wooden stores, one large store with electric points. The front is enclosed by bricks and stone walling with entrance gate to the front accessed off harp yard and a side access gate leading to the rear. To the rear a large double garage, two electric roller doors to the front, light and power, inverted and batteries for solar panels. Two mezzanines with ample space for storage or use as a games room. The double garage has potential! To the front of the double garage, there is a stoned parking area providing off road parking for several

vehicles. There are useful outside power points. To the front aspect of the double garage there are solar panels with battery storage (stored in the garage).

### Directions

From Hereford, proceed along the A438 towards Brecon proceeding through the village of Eardisley and into Kington. At the roundabout take the first exit left, proceeding over the bridge and turning left onto the High Street, then take the first left turning at the clocktower and then the first left towards the Co-op, proceed straight on and the access to the parking is situated at the back of the property.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

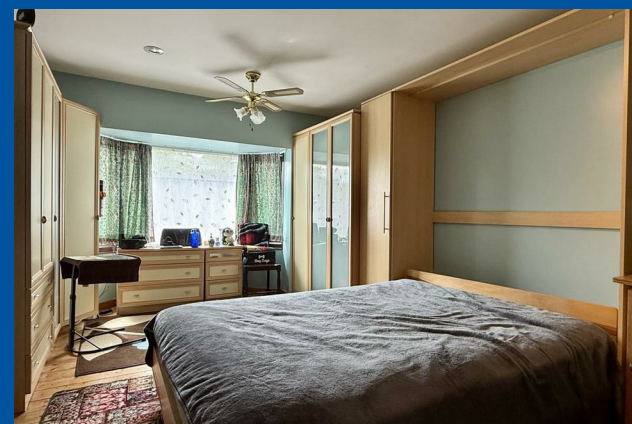
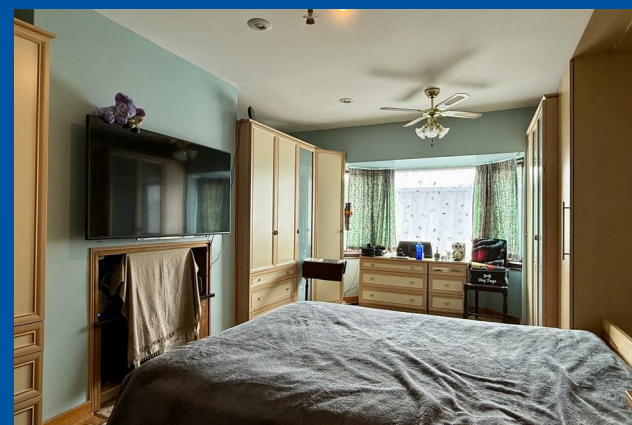
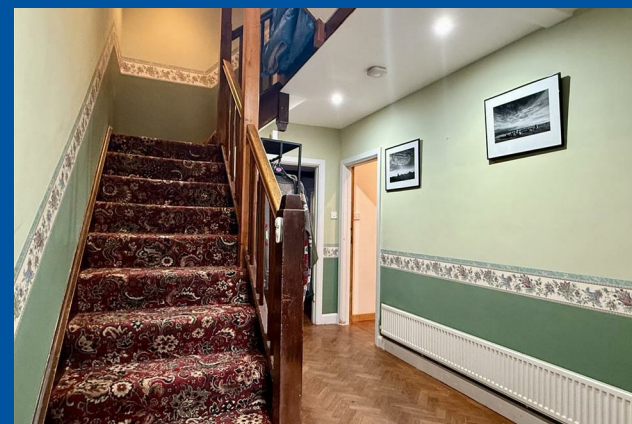
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

|                 |                   |
|-----------------|-------------------|
| Monday - Friday | 9.00 am - 5.30 pm |
| Saturday        | 9.00 am - 1.00 pm |

## THE LARBURNAMS 32A HIGH





Total area: approx. 211.3 sq. metres (2274.4 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 89        |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**EPC Rating: C Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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