



22 Market Street  
Knighton, LD7 1EY

Offers in the region of  
£150,000

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# 22 Market Street

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LD7 1EY

An opportunity to purchase a charming 2 bedroom end terrace cottage on the edge of the sought after market town of Knighton, mid - Wales. Benefitting from gas central heating and double glazing, enclosed rear courtyard and fitted kitchen, 22 Market Street simply oozes character and is truly a must - view property

- End terrace cottage
- Enclosed rear garden
- 2 bedrooms
- Fitted kitchen
- Character property
- Gas central heating
- Double glazing

## Directions

From our office on Broad Street proceed up the road onto West Street, passing the clock tower on the left hand side, follow the road around to the left, taking the left turn on to Market Street where the property can be found on your left hand side at the end of the terrace

## Ground Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



## First Floor

Approx. 25.3 sq. metres (272.0 sq. feet)



Total area: approx. 50.5 sq. metres (543.3 sq. feet)

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

## Introduction

This 2 bedroom end terrace cottage is beautifully presented and full of charm. In a 'ready to move into' condition and with the bonus of an enclosed rear garden this little gem isn't expected to hang around for long. The accommodation comprises of : kitchen, living room, two double bedrooms and family bathroom

## Property description

The front door opens directly into the living room which is a wonderful, cosy space with a fireplace suitable for either a gas fire or open fire, wood-effect laminate flooring, panelled walls, stairs with storage cupboard under leading to the first floor and front aspect window. From the living room the kitchen can be accessed via one of the several handmade oak internal doors situated throughout the cottage. This is a good sized room with integrated fridge, freezer, dishwasher, oven and hob with extractor and space for a washing machine. Fitted wall and base units and additional shelving compliment this tastefully decorated room and ensure that work space is plentiful.

Upstairs there are two bedrooms and a family bathroom. Bedroom one is a large double with fitted wardrobes, feature shelving cove and front aspect window. Bedroom two is a slightly smaller double again with front aspect window. As is synonymous with the rest of the property, the family bathroom has been tastefully decorated with teal tiling and wood effect laminate and consists of p shaped bath with shower over, wc and sink with floor standing vanity cabinet.

The loft is accessed from the landing area and while we are advised that it is not boarded, it is a handy additional space and is currently utilised as storage.

## Gardens and parking

22 Market Street benefits from a rear enclosed garden which is a paved area with trellis top closed board fencing, garden shed and additional smaller storage shed. There are parking spaces next to the property and an additional car park further beyond.

## Services

All main services are connected. Council tax band B. Freehold.

## Location

The property is located just off the town centre of Knighton (Tref y Clawdd) within the conservation area which is located in Mid Wales, Knighton is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further range of facilities.

## Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed\*

\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 65, Potential 91  
Environmental Impact (CO<sub>2</sub>) Rating: Current 1, Potential 1





