

**COBB  
AMOS**  
**FOR SALE**  
01547 529 907  
cobbamos.com



9, Brookside, Knighton, LD7 1DW  
Price £170,000

**COBB  
AMOS**  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES



# 9 Brookside Knighton

A period mid-terraced cottage that has undergone a total renovation to now offer accommodation over three floors with newly fitted kitchen, bathrooms, windows doors and two bedrooms. The property occupies a central position just off the town centre of Knighton and has a courtyard garden to the rear.

- Mid-Terraced Victorian Cottage
- Renovated throughout
- Accommodation over three floors
- New kitchen and shower room
- Two bedrooms
- Courtyard garden
- Central location
- Tax band TBC
- EPC - E
- Freehold

## Material Information

**Price** £170,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** B

**EPC:** E (50)

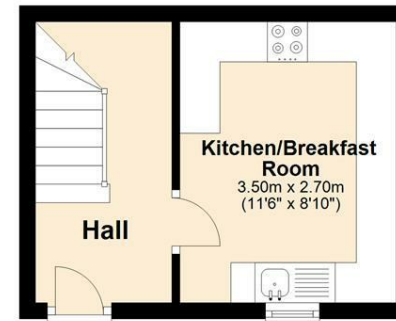
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

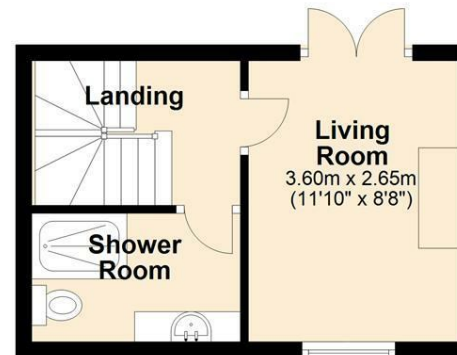
## Ground Floor

Approx. 15.8 sq. metres (169.5 sq. feet)



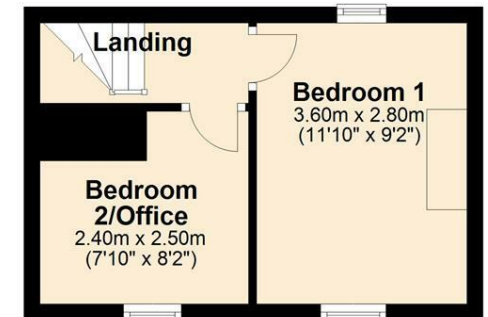
## First Floor

Approx. 19.3 sq. metres (207.2 sq. feet)



## Second Floor

Approx. 19.6 sq. metres (210.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

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

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

A charming red brick Victorian terraced cottage which has undergone a total renovation throughout and offers accommodation spread over three floors located in a central position within the market town of Knighton with a private courtyard garden. The accommodation comprises: entrance hall, kitchen/breakfast room, living room, two bedrooms and shower room.

## Property description

The front door leads into the open hall with stairs rising to the first floor and a door leading into the well appointed kitchen/breakfast room with integrated appliances, a wide range of wall and base units, lighting and hard floors. On the first floor you find the living room with shelving either side of the fireplace with a newly installed wood burner, space for the TV above the fireplace and patio doors leading out to the courtyard garden. On the first floor you also find the shower room which has been completed to a high standard with crisp black and white finish with vanity sink, shower and WC, and tiled flooring and splash board in the shower. The second floor has two bedrooms with bedroom one being a double and the second bedroom offering the option for a bedroom or home office. The property has new carpets, hard flooring and doors throughout, there are spotlight lighting throughout and a newly installed heater for the water in both the kitchen and bathroom.

## Courtyard garden

Off the living room steps lead down to an enclosed walled courtyard garden which is south facing and offers a great place to sit and enjoy the sunshine.

## Location

Knighton town centre is just a short walk away and you are in the main part of Knighton which offers a range of services to include shops, supermarket, public houses, school, leisure centre, library, post office, health services and much more. Knighton is surrounded by lovely countryside and is easy accessible for walking, cycling and horse riding. Knighton is situated on the Heart of Wales train line which provide rail links to Shrewsbury and Swansea. Nearby Ludlow and Leominster, approximately 18 miles by road, offer a greater range of amenities.

## Services

Mains water, electricity and drainage are connected. The property has electric heating and a wood burner. Powys County Council Tax Band TBC. The property is being sold as a FREEHOLD. and is located in a conservation area.

## 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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From our office in Broad Street, proceed down the hill, turn right past The Knighton Hotel, turn right onto Brookside where the property is located on the left hand side just past Bradfords.





