



4, Norton Street, Knighton, LD7 1ET  
Offers In The Region Of £165,000

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# 4 Norton Street Knighton

A delightful two bedroom terraced house which is situated within the market town of Knighton. The property is beautifully presented and is currently ran as a successful Air BnB. There is an enclosed rear garden with decked area, gas heating and double glazing. The property is offered for sale with NO ONWARD CHAIN.

- Mid terraced home
- Beautifully presented
- Two bedrooms
- Enclosed rear garden
- Town centre location
- NO ONWARD CHAIN

## Material Information

Offers In The Region Of £165,000

Tenure: Freehold

Local Authority: Powys

Council Tax: B

EPC: D (68)

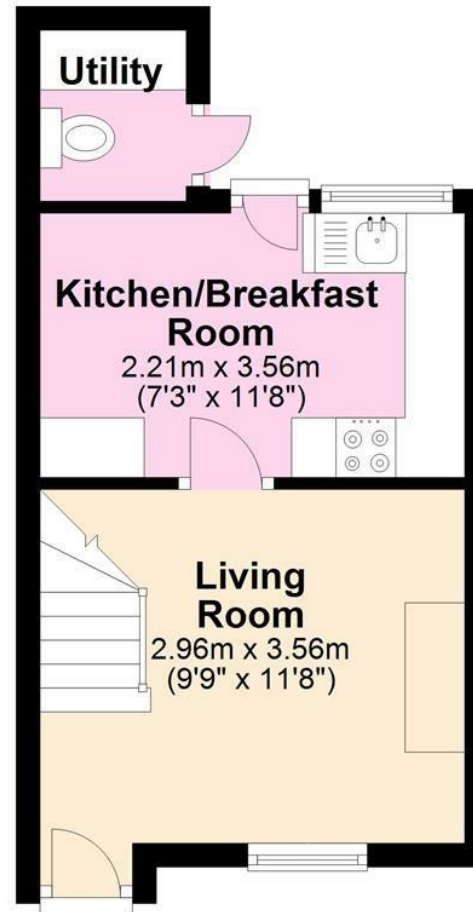
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

## Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 42.2 sq. metres (454.2 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

Situated within walking distance to the town of Knighton is this beautifully presented terraced house. The property has accommodation comprising; living room, kitchen, utility room, two bedrooms and a family bathroom. In addition there is an enclosed rear garden and the property benefits from gas heating and double glazing. Viewing is recommended to appreciate the property and is offered for sale WITH NO ONWARD CHAIN

## Property Description

The front door opens into the living room where you are greeted by neutral decoration which flows through each room. There is wood effect flooring, a window to the front allowing natural light to flood through and a stone fireplace inset with electric fire which creates a cosy focal point. The kitchen is fitted with wall and base units with a stainless steel sink and electric oven with gas hob. There is space for a fridge and a breakfast table and chairs. A door opens to the rear where there is access to the utility room. This has space and plumbing for a washing machine, has a WC and creates storage space.

The staircase leads to the first floor landing. Bedroom one is a double with a window to the front and feature stone fireplace. Bedroom two is a single with a window to the rear. The family bathroom is fitted with a WC, basin, bath and shower cubicle.

## Garden and parking

Steps lead to the rear garden which is fully enclosed by a fence. There is an area laid to lawn with a raised flower bed to the rear which has established flowers and shrubs. A decked area creates dining and entertaining space in the warmer months. There is on street parking.

## Services

All mains connected  
Powys Council Tax Band B

## 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, and 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 wider range of facilities.

## 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 up the hill onto West Street. After approximately 300 yards turn left onto Norton Street. The property is located on the right hand side





