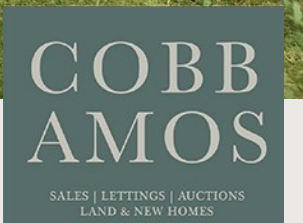


3, Underhill Crescent, Knighton, LD7 1DG
Guide Price £250,000



3 Underhill Crescent Knighton

A well presented three bedroom semi-detached property with well presented accommodation throughout located just off the town centre of the border town of Knighton surrounded by the Welsh Marches. The property has level gardens to the front and rear, driveway parking and an attached workshop.

- Semi-detached dormer bungalow
- Three bedrooms
- Two reception rooms
- Gardens to the front and rear
- Well presented throughout
- Located in the border town of Knighton
- Driveway parking, covered area and workshop

Material Information

Guide Price £250,000

Tenure: Freehold

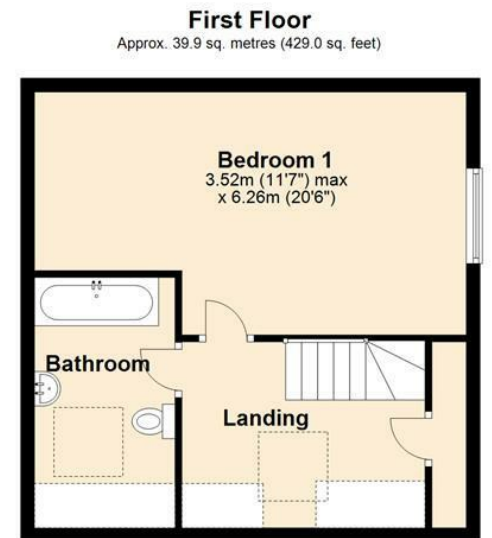
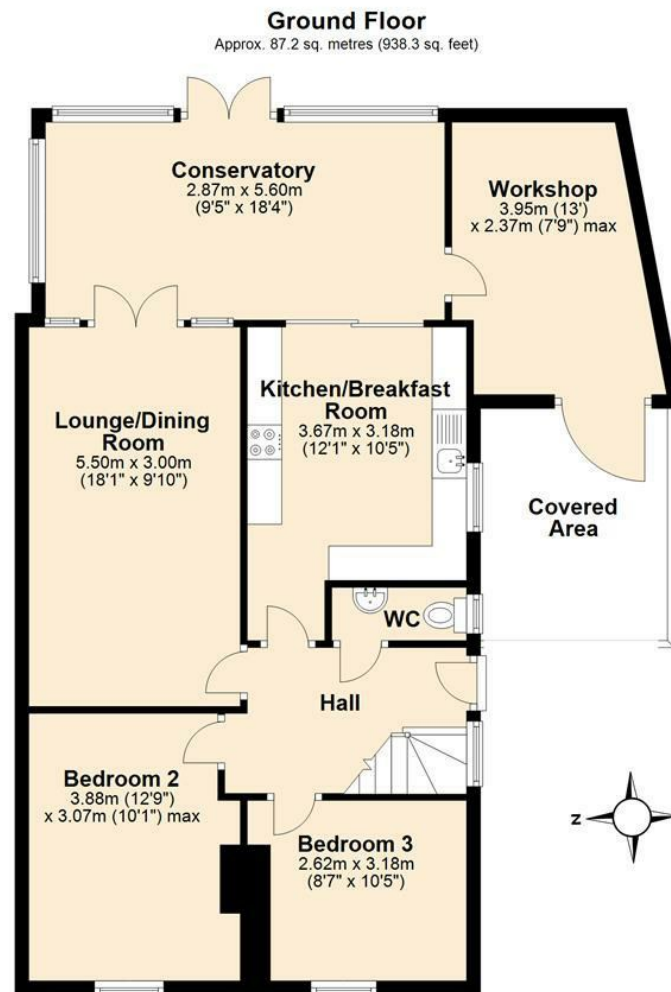
Local Authority: Powys

Council Tax: D

EPC: C (70)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 127.0 sq. metres (1367.3 sq. feet)

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

3 Underhill

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

This semi-detached three bedroom property located just off the town centre of Knighton has well laid accommodation which has been upgraded and re-configured by the current owner and is well presented throughout with a conservatory added to the rear. The property has driveway parking for two cars, garden to the front and an enclosed garden to the rear and an attached workshop with light and power.

The accommodation comprises: hall, kitchen, living/dining room, conservatory, three double bedrooms, family bathroom and ground floor WC.

Property description

The front door leads into the central hallway with doors leading to the various accommodation and stairs rising to the first floor. The kitchen is fitted with a range of white wall and base units, space for appliances such as fridge/freezer, dishwasher and oven with gas hob. Sliding patio doors lead through to the conservatory which runs the rear of the property with tiled flooring, overlooks the garden and French patio doors lead out to a patio area. There is a door leading through to the workshop on the side which has light and power and doors leading to the front driveway and rear garden. From the conservatory French Patio doors lead into the living/dining room with hard flooring and a door leading back into the hall. On the ground floor there are two double bedrooms both overlooking the front garden and a very handy ground floor WC.

On the first floor you find a bright landing with Velux window with under eave storage and a very handy cupboard to the end. The main bedroom is a spacious room with a window to the side and further under eave storage and then there is a family bathroom with a white suite and shower over the bath, vinyl flooring and a Velux window flooding the room with light.

Gardens and parking

The property is approached via a driveway with space for parking two vehicles and an area of lawn to the side with a mature hedge border and ornamental tree. To the rear there is an enclosed garden with timber fencing, patio area off the conservatory with a further area of lawn.

Location

The property is located in an elevated position just off the town centre of Knighton (Tref y Clawdd) which is located in Mid Wales, Knighton is a market town within the historic county of Radnorshire, lying on the river Teme. The railway station gives access to the Heart of Wales line running between Shrewsbury and Swansea. 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. Knighton sits 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.

Services and agents notes

All mains services are connected, with gas heating and combi-boiler. Double Glazed windows throughout. Powys Council tax band D. We are advised the property is being sold as a FREEHOLD.

Directions

From our office on Broad Street proceed down the hill onto Bridge Street, on reaching the cross roads turn right on Frydd Road. After approximately 200 yards turn left onto Underhill Crescent, the property can be found on the left hand side.

