3, Church Road, Knighton, LD7 1EB

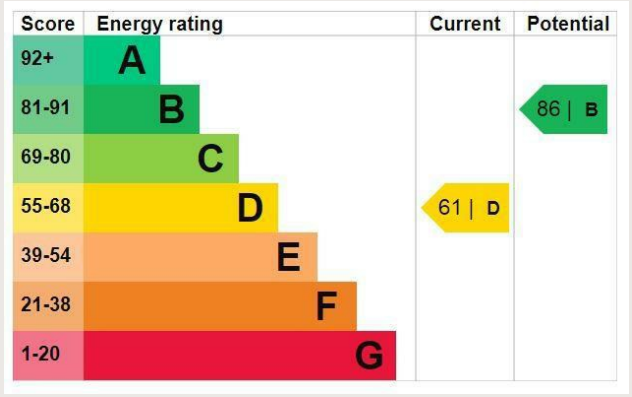
Price £205,000

3 Church Road
Knighton

A charming Victorian semi-detached cottage with original features such as refurbished sash windows, quarry tiles and floorboards. The property has two bedrooms, living room and a small enclosed garden to the side that has just been landscaped by the current owner. Its a perfect property for first time buyers, landlords or holiday home owner. Sold with NO ONWARD CHAIN.

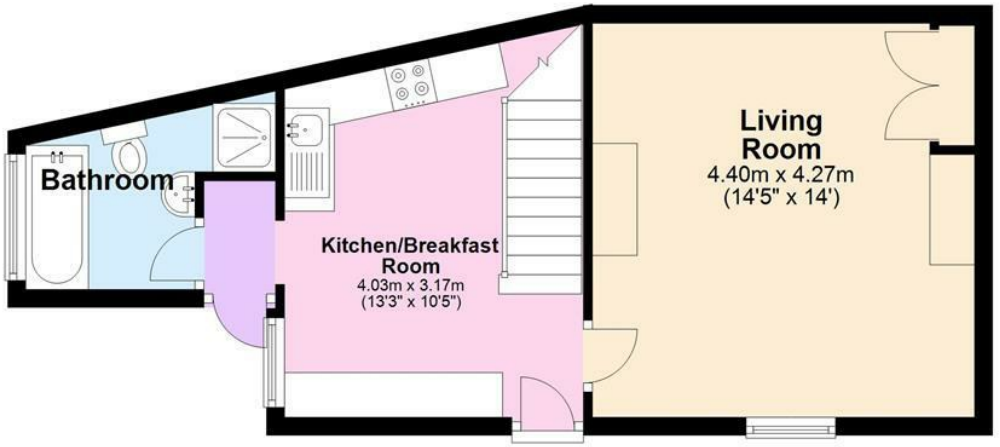
- Period Victorian semi-detached cottage
- Two double bedrooms
- Landscaped gardens to the side
- Period features - sash windows, tiled floors
- Great location just off town centre
- No onward chain

Material Information
Price £205,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: D (61)
For more material information visit www.cobbamos.com



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

Ground Floor
Approx. 38.2 sq. metres (411.4 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.4 sq. feet)

Total area: approx. 71.2 sq. metres (766.8 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 red bricked Victorian semi-detached property located just off the town centre of Knighton within a short distance of the amenities and surrounding countryside. The property has original features such as quarry tiled flooring, floorboards and sash windows, with an enclosed garden to the side. The property is ideal for a first time buyer, landlord or a buyer looking for a holiday let.

The accommodation comprises: open porch, living rom, kitchen, two bedrooms and ground floor bathroom.

Property description
The front door leads into the kitchen with a central staircase rising to the first floor with the living room to your right and kitchen to the left. The kitchen is fitted with a range of wall and base units, space for appliances, integrated oven and hob and a quarry tiled floor. Off the kitchen is a lobby area with a door leading to the garden, housing the combi-boier and a door to the bathroom with a four piece white suite and a stained glass window looking onto the garden. The living room has a feature fireplace with a newly installed wood burning stove, slate hearth and brick surround, quarry tiled floors and a storage cupboard. On the first floor there are two bedrooms, both with built in cupboards and original floorboards with refurbished sash windows to the front.

The current owner has purchased all new insulation for the lofts and has a loft ladder for bedroom two. ready to be installed. The current owner has also had all of the Sash windows refurbished and are now all in full working order with draft excluders.

Gardens and parking
To the side of the property is an enclosed garden, new timber fence, which can be accessed via a timber gate from the lane or the backdoor. Steps lead up to a patio a newly laid patio area, raised plant bed and timber log store to the end. A perfect area for a table and chairs an enjoying the sunshine and setting. There is on street parking nearby.

Location - Knighton
The property is located just off the town centre of Knighton (Tref y Clawdd) 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.

Services
Mains electricity, gas (heating), water and drainage.

Agents notes
Prospective purchasers are also advised the property is located within the conversation area of the town.

Anti-Money Laundering Regulations
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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS
From our office turn right on to Church Street, follow this road to the end then turn right onto Church Road and the property is located on the left hand side.

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