



Holters

Local Agent, National Exposure

23 Underhill Crescent, Knighton, Powys, LD7 1DG

Offers in the region of £247,000



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This beautifully maintained, 3 bedroom semi-detached house is just a short distance from the town centre and offers a spacious ground floor layout, a south-facing rear garden, distant views and driveway parking.

- Semi-Detached House
- Beautifully Presented Accommodation
- Backs onto a Field/Woodland
- 3 Bedrooms
- South-Facing Rear Garden
- Panoramic Views to Front
- 2 Reception Rooms
- Driveway Parking for 2 Vehicles
- Approx. 400 Yards from Town Centre

The Property

Introducing No.23 Underhill Crescent, which is a semi-detached house located in the heart of the market town of Knighton (Tref-Y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley. The property offers panoramic, frontward views across the town and towards the surrounding countryside beyond and is located within the popular close of Underhill Crescent, approximately 400 yards from the town centre and its many independently owned shops and facilities.

This beautifully maintained property could not be more perfect! Modernised to a high standard including UPVC double glazing throughout, this efficient home is ready to move straight into and could be ideally suited to a wide range of buyers and is made up of 3 bedrooms, 2 reception rooms and 1 bathroom. In addition to the kitchen, there is a useful utility and downstairs W.C, while outside, there is off road parking and a landscaped rear garden, which backs onto a field/woodland.

The entrance hall leads into the sizeable living room/diner and kitchen and has stairs rising up to the first floor with storage under. The living room/diner has a window with views to the front, glazed double doors to the

rear patio and is large enough to accommodate a dining table and three-piece-suite. From the living room, the kitchen is fitted with a modern range of units and appliances with solid wooden work surfaces over. A window provides a rear aspect, whilst the room opens into a further reception room with separate doors to the front driveway, rear utility room and double doors leading out to the rear garden. The useful utility is installed with a base unit with worktop over and an inset sink, whilst a door leads into the downstairs W.C. Upstairs, the landing area provides access into the 3 bedrooms and the family bathroom. At the front of the house Bedroom's one and three present far-reaching views across the town, whilst bedroom two is found at the rear and overlooks the garden and field/woodland behind. The bathroom is fully tiled and installed with a matching white suite of W.C, wash basin and shower bath with a fitted glazed shower screen.

Outside, to the front is a private tarmac driveway allowing off road parking for 2 vehicles and leads to the side door. The front garden is largely laid to lawn. The south-facing, landscaped rear garden, backs onto a field/woodland area and is terraced to provide a patio seating area that adjoins the house, which can be accessed via double doors from both

reception rooms. Steps lead up to a lawned garden and a second raised decked seating area in the corner to enjoy the summer sun.

The Location

23 Underhill Crescent is situated approximately 400 yards from the vibrant town centre with its many independently owned shops and facilities, while within approximately 1/2 a mile finds the train station, nursery, primary school and leisure centre.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.



The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Presteigne - Approximately 7 miles
 Kington - Approximately 12 miles
 Bishops Castle - Approximately 13 miles
 Llandrindod Wells - Approximately 19 miles
 Ludlow - Approximately 19 miles
 Newtown - Approximately 21 miles
 Builth Wells - Approximately 26 miles
 Hereford - Approximately 31 miles
 Shrewsbury - Approximately 38 miles

What3words

fuel.began.handicaps

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
 APPROX. FLOOR
 AREA 635 SQ.FT.
 (59.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 415 SQ.FT.
 (38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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