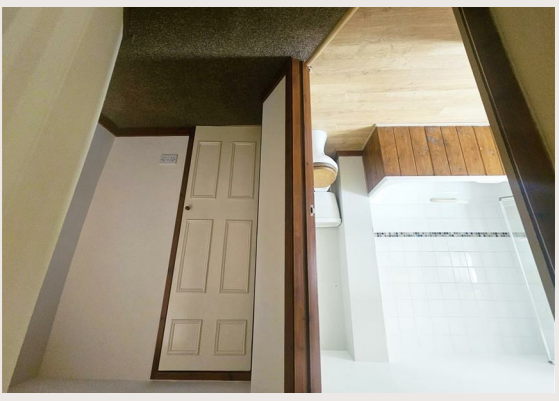
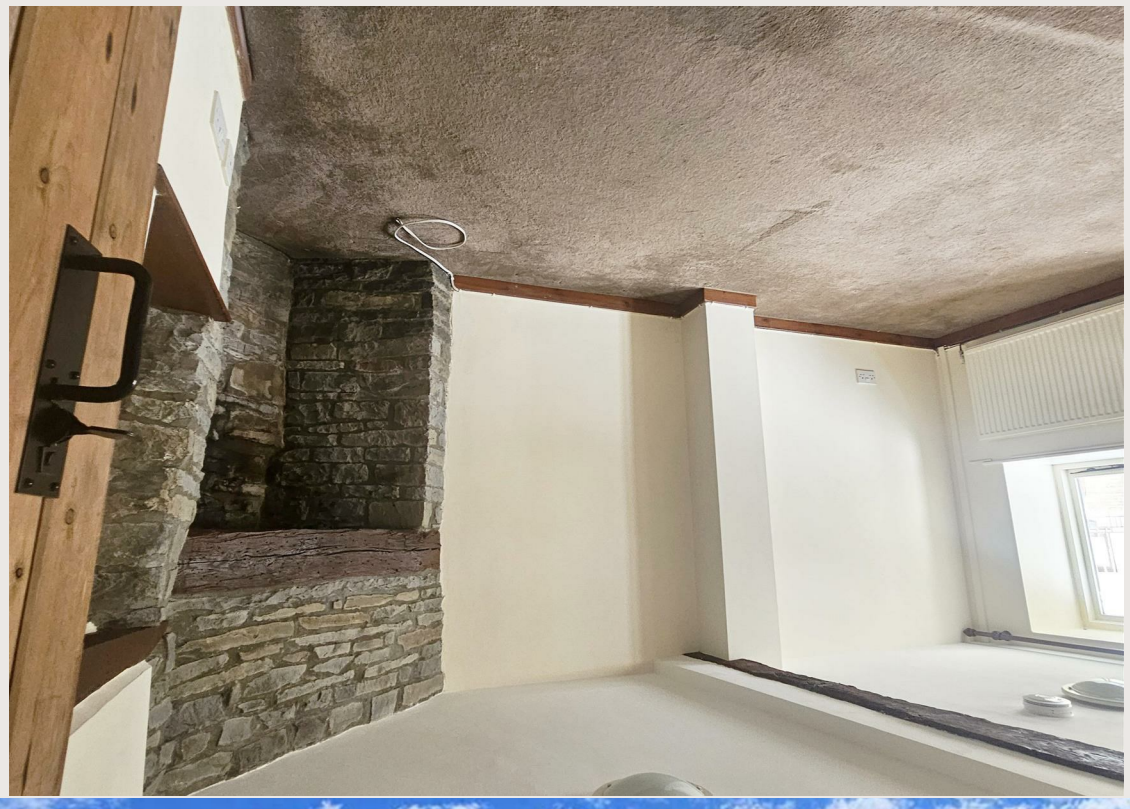
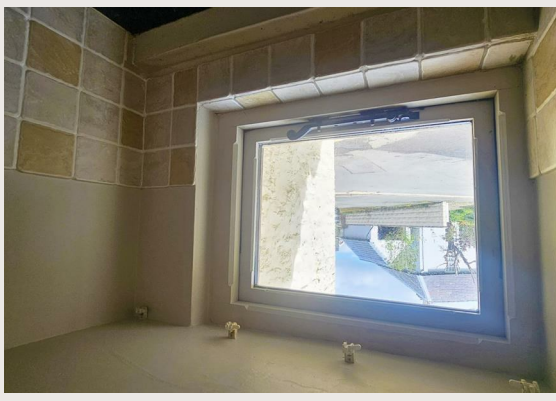


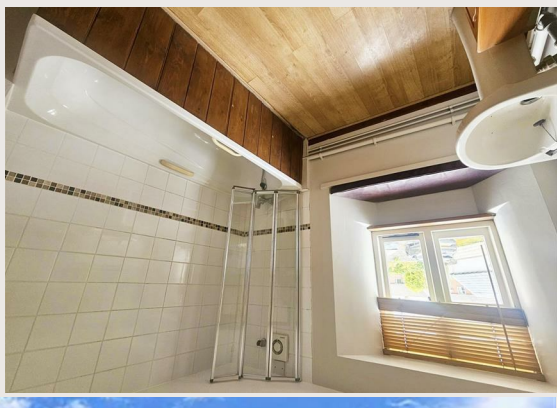














41, Market Street, Knighton, LD7 1EY

Price £150,000

COBB AMOS

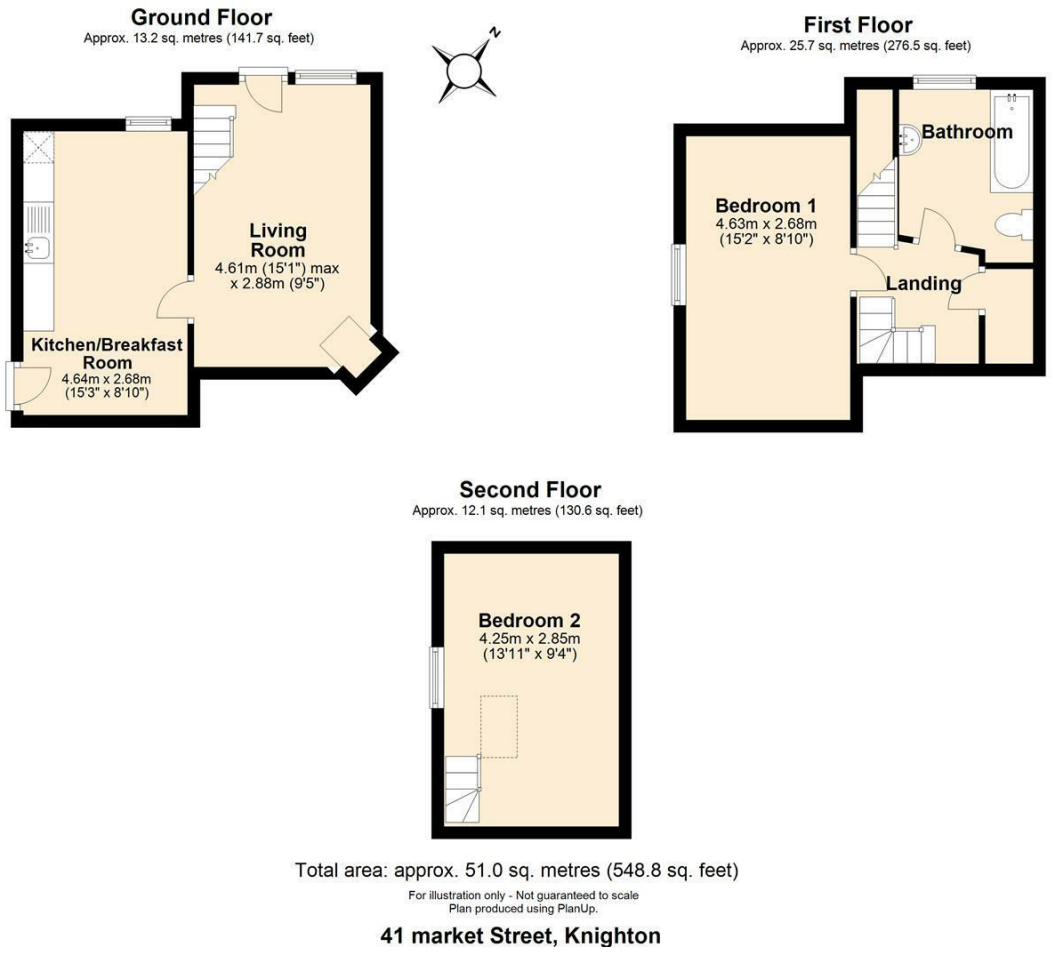
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

41 Market Street
Knighton

A charming end terrace Welsh cottage with two bedrooms which has been sympathetically refurbished by the current owners to create a beautiful home in the heart of Knighton's conservation area. Ideally placed for accessing the town centre and also the surrounding countryside.

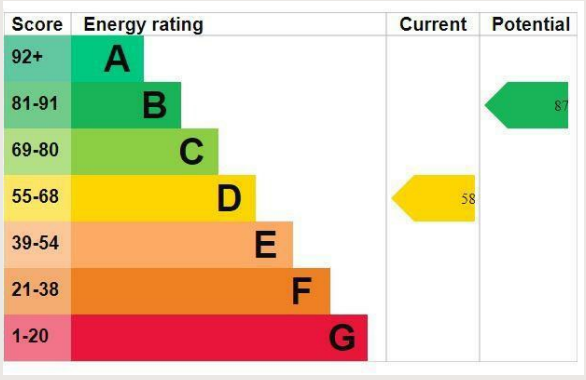
- End terrace stone cottage
- Just off town centre
- Two bedrooms
- Kitchen/dining room and living room
- Conservation area
- No onward chain
- Ideal first time home or rental property

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



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.

Material Information
Price £150,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: D (58)
For more material information visit www.cobbamos.com



Introduction
The property is a two bedroom semi detached cottage which has been lovingly refurbished by the current owner and offers quaint accommodation with many original features throughout. Situated in the heart of Knighton's conservation area the property is well placed for access to the town amenities and surrounding countryside.

The accommodation comprises: living room, kitchen/breakfast room, two bedrooms and bathroom.

Property description
The property has mains gas heating and timber double glazed windows throughout. The living room has a wonderful feature fireplace with stone surround which would be ideal for a wood burning stove, with exposed oak beams. The charming kitchen/breakfast room has a range of oak units, natural colour tiles, ceramic tiled floor and space for appliances with a further door for rear access.

The main bedroom is on the first floor and is a generous size for the type of property. The bathroom is fitted with a traditional white suite and a feature window seat with wood effect laminate flooring. There is a large full height storage cupboard and a useful cupboard under the stairs that lead to the second bedroom on the second floor. On the top floor there is the second bedroom which could be used as an office.

Parking
There is on street parking near the property on Market Street and Offas Road.

Location
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 and agents notes
All mains services are connected.
Powys County Council Tax Band C

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From our office on Broad Street proceed up the road onto West Street. Take the next left turning into Norton Street, at the top of the Street turn right onto Market Street. Proceed up the road for approximately 200 yards and the property can be located on the left hand side indicated by our For Sale board.

