



24, Duke Street, Kington, HR5 3BL  
Price £185,000

# 24 Duke Street Kington

A charming mid terrace cottage situated within the popular market town of Kington. The property has been lovingly and sensitively updated by the current vendors and boasts oodles of original character features like exposed timbers and stone. This pretty cottage would make an ideal home, let or holiday let and viewing is recommended to appreciate the property on offer.

- Charming cottage
- Fully renovated
- Two bedrooms
- Character features
- Town location

## Material Information

**Price** £185,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

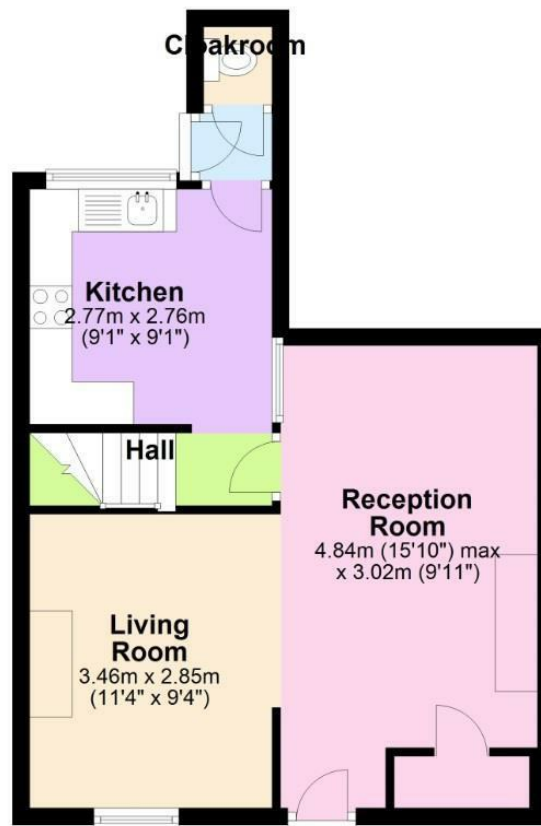
**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

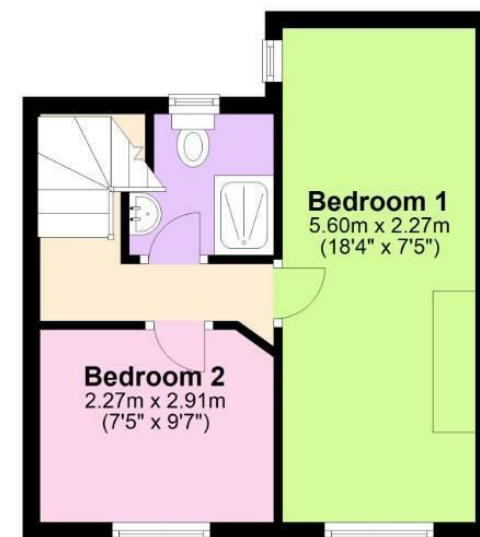
Energy Performance  
Certificate not required  
on Listed Buildings

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

## Ground Floor



## First Floor



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 the market town of Kington is this mid terraced cottage which has accommodation comprising; living room, dining room, kitchen, cloakroom, two bedrooms and a shower room. In addition the property boasts original character features with a courtyard garden.

## Property description

The front door opens into the living room where you are welcomed by exposed timbers and stone walls and neutral decoration which flows through the property. The living room area has a feature stone fireplace which creates a cosy focal point to the room and a window to the front. The dining room has ample space for furniture with a useful storage cupboard and access to the inner hall where there is a staircase the the first floor and door to the kitchen. The kitchen has been recently fitted with wall and base units which have wooden worktops. There is an electric cooker with hob, space for a fridge freezer and plumbing for a washing machine. The stainless steel sink has a window above overlooking the rear and there is a door to the porch. The porch has access to the courtyard and a cloakroom which has a WC. The staircase leads to the first floor landing. Bedroom one is a very generous double with dual aspect windows and space for wardrobes and chest of drawers. Bedroom two is a double with space for furniture. The shower room is fitted with a shower cubicle, WC and basin.

## Outside space

To the rear of the property is a courtyard which has a gate to the side. There is access over the neighbouring property to Love Lane. Parking is available at Love Lane car park.

## Services

All mains services are connected  
Herefordshire Council Tax Band B  
Grade II Listed

## Location

The property is located within walking distance of the town centre with two public car parks situated nearby. Kington town is well catered for offering a number of individual shops, post office, library, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

## DIRECTIONS

From Leominster follow the A44 north to Kington. At the roundabout, take the third exit and stay on the A44. At the next roundabout take the first exit onto Victoria Road. Follow the road to Duke Street where the property is located on the right hand side.





