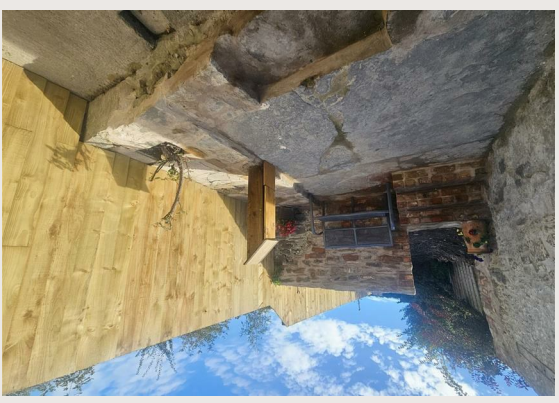
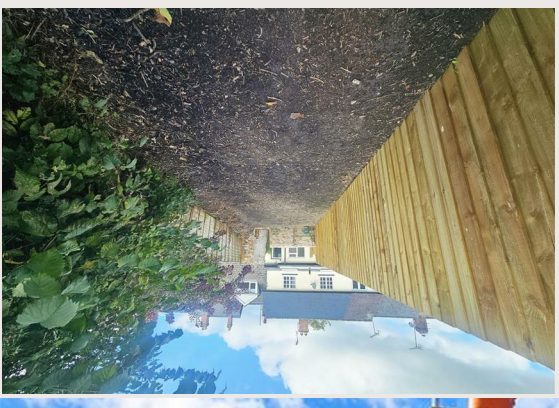


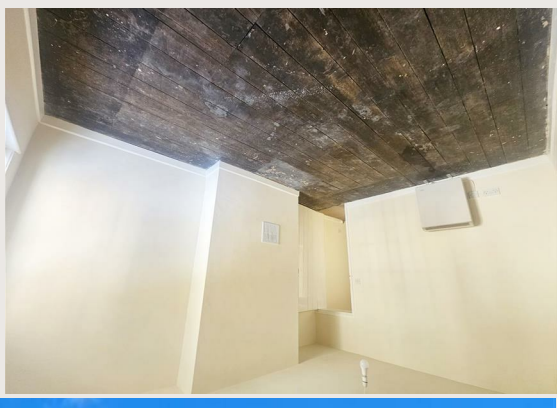














40, Hereford Street, Presteigne, LD8 2AT

Offers In The Region Of £185,000

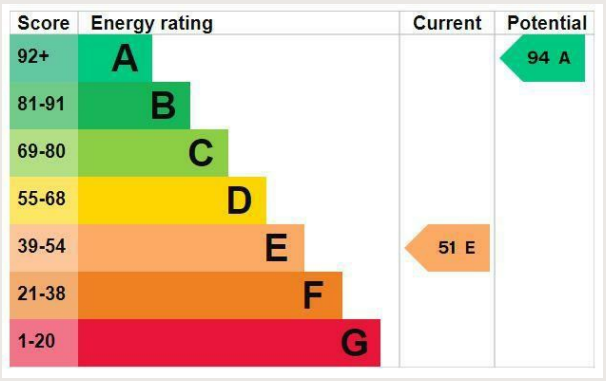
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

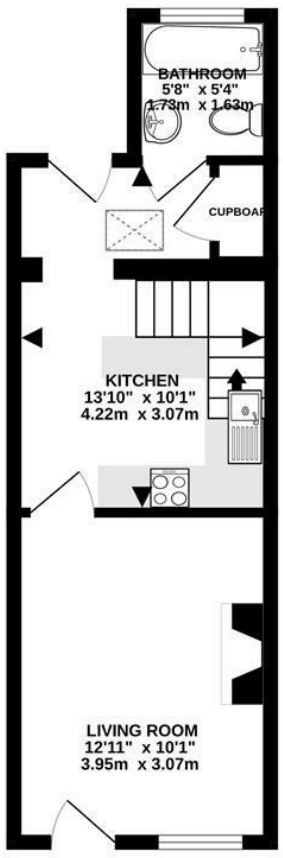
40 Hereford Street
Presteigne

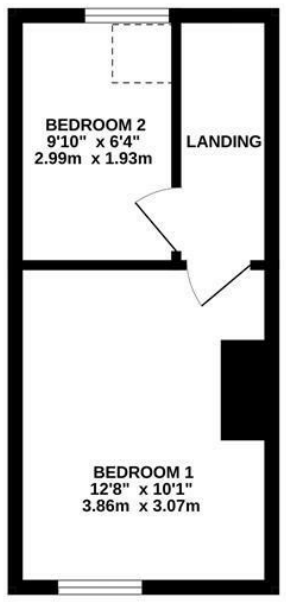
An attractive two-bedroom Victorian mid-terrace property with features to include a cosy living room with a period fireplace and sash windows, a modern fitted kitchen with integrated appliances, contemporary bathroom, enclosed rear garden and a convenient town centre location. Ideal for first-time buyers, investors or those seeking a low-maintenance home.

- Victorian mid-terrace cottage
- Two bedrooms
- Living room with multi-fuel stove
- Modern fitted kitchen
- Contemporary bathroom
- Character features - floorboards and sash windows
- Enclosed rear garden
- Ideal first-time purchase or investment opportunity
- No onward chain

Material Information
Offers In The Region Of £185,000
Tenure: Freehold
Local Authority: Powys
Council Tax: B
EPC: E (51)
For more material information visit www.cobbamos.com







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.

Introduction
Situated within easy reach of local amenities, 40 Hereford Street is a charming Victorian mid-terrace property combining period character with modern convenience. The accommodation has been thoughtfully updated to include a contemporary fitted kitchen and bathroom, whilst retaining attractive original features including a brick fireplace, sash windows and built-in storage. The property further benefits from an enclosed rear garden, making it an appealing home for a range of purchasers.

Property description
The property is entered into a welcoming living room, a bright and comfortable reception space featuring an attractive period brick fireplace which provides a focal point to the room. A useful original built-in cupboard adds character and practical storage, whilst the room offers ample space for seating and everyday living. Leading from the living room is the modern fitted kitchen, appointed with a range of matching base and wall units complemented by contrasting work surfaces and tiled flooring. Integrated appliances include an electric oven, hob, fridge freezer and washing machine, creating a practical space for cooking and entertaining. A door to the rear provides convenient access to the garden. The contemporary bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and WC. Complemented by attractive wall tiling and natural light from the rear-facing window, the bathroom provides a clean and modern finish. On the first floor you find two bedrooms, bedroom one is a double with a window to the front and to the rear a single bedroom or home office. Prospective buyers are advised there is restricted flooring with the boxing from the stairs.

Gardens and parking
The rear garden is enclosed and predominantly laid to level ground, offering excellent potential for further landscaping. A charming stone-paved terrace provides an ideal seating area, complemented by attractive stonework and newly installed timber fencing creating a private and secure space. Rear pedestrian access leads directly onto Apple Tree Meadow. On street parking is available but not guaranteed.

Location
The popular Border Town of Presteigne with great access to the town centre. Presteigne was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away. The Cathedral City of Hereford, 20 miles offers greater amenities.

Services
Mains water, electricity and drainage. Night storage heating.

Agents notes
Please note that the rear garden benefits from pedestrian access via a timber gate leading directly onto Apple Tree Meadow. This access is shared with the neighbouring property, 41 Hereford Street, and purchasers should satisfy themselves as to any rights of access during the conveyancing process.
The current title for this property is shared with 41 Hereford Street and the title will be split once a sale is agreed and conveyancing starts.

We are advised that 41 Hereford Street is also currently available for sale through the selling agents Cobb Amos. Further details can be obtained upon request.

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.

Mobile
https://www.ofcom.org.uk/mobile-coverage-checker
Mobile coverage can be checked using the above link and address

Broadband
https://checker.ofcom.org.uk/en-gb/broadband-coverage
Speeds can be checked by using the link above.

Directions
Using What Three Words the property can be found ///Enclosed rear garden



