

19, Victoria Road, Kington, HR5 3BX
Guide Price £150,000

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19 Victoria Road
Kington

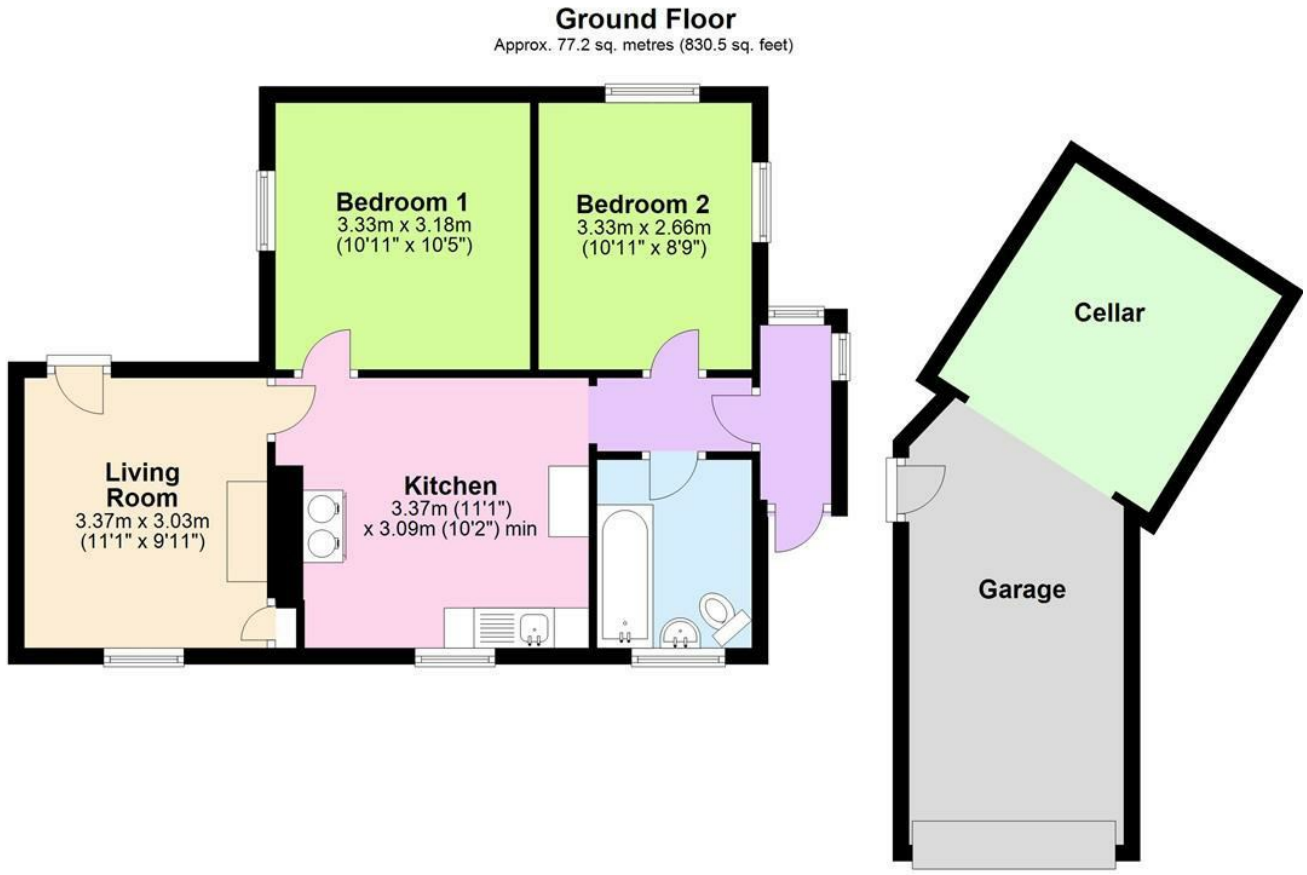
FULL REFURBISHMENT OPPORTUNITY - Situated in the market town of Kington is this two double bedroom, detached, bungalow. The property requires modernisation and refurbishment, offering the new owner the opportunity to create a fabulous home. Viewing is highly recommended to appreciate the properties potential and is offered for sale with NO ONWARD CHAIN. Please note - there are no rights of vehicular access to the property.

- Detached bungalow
- Renovation project
- Two bedrooms
- Garage and cellar
- Kington town location
- NO ONWARD CHAIN

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

Awaiting Energy Performance Certificate

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
A detached, two bedroom bungalow situated in the market town of Kington which offers the opportunity to fully renovate and modernise. The property has accommodation comprising; living room, kitchen, two double bedrooms, bathroom, lean to and garage. There is a garden to the rear and outbuilding. Viewing is highly recommended to appreciate the property on offer and the opportunity it presents. The property is offered with NO ONWARD CHAIN.

Property Description
The front door opens to the living room where there is a window to the front and a tiled fireplace. An opening leads to the kitchen which has wall and base units, a stainless steel sink with a window above overlooking the front and an AGA. There is space for a fridge freezer and washing machine. Both bedrooms are doubles with bedroom one having a window to the side and bedroom two having dual aspect windows. The family bathroom is fitted with a WC, basin and a bath. The hallway has a useful cupboard and leads to the lean to which has access to the rear garden.

Garage and cellar
The garage is a single with light and power, an up and over door to the front and pedestrian door to the side. The cellar is located to the rear of the garage and has additional storage space.

Garden
The rear garden is mainly laid to lawn with shrubs, trees and plants interspersed. A patio area has space to enjoy the warmer weather. There is an outbuilding which provides storage.

Services
All mains connected (TBC)
Herefordshire Council Tax Band C

Location
The property is located in a mature residential area on the fringes of the town of Kington. The area offers excellent amenities which include supermarket, Library, Doctors surgery, Hotel and Spa, Primary and Secondary Schools. Kington is an historic market town situated on the English/Welsh border with the Offas Dyke footpath providing superb walking.

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.

Agents Note
There is no vehicle access to this property.

DIRECTIONS
From the bypass proceed north on the A44 towards Kington. Turn right at the roundabout. At the next roundabout take the second exit and take the lane with the stone wall to each side with the retail units to the right. The property is located on the left hand side after a short distance.

