



The Old House, 3, Church Road, Kington, HR5 3AG  
Price £450,000

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AMOS**  
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LAND & NEW HOMES

# The Old House, 3 Church Road Kington

A highly attractive detached Grade II Listed property situated within walking distance of the centre of Kington and offered for sale with the added benefit of having no vendor chain involved. Only appreciated during an internal inspection and viewing is therefore considered essential.

- CHAIN FREE
- CHARACTER FEATURES
- CONVENIENT LOCATION
- AMPLE OFF ROAD PARKING
- COMPETITIVELY PRICED

## Material Information

**Price** £450,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

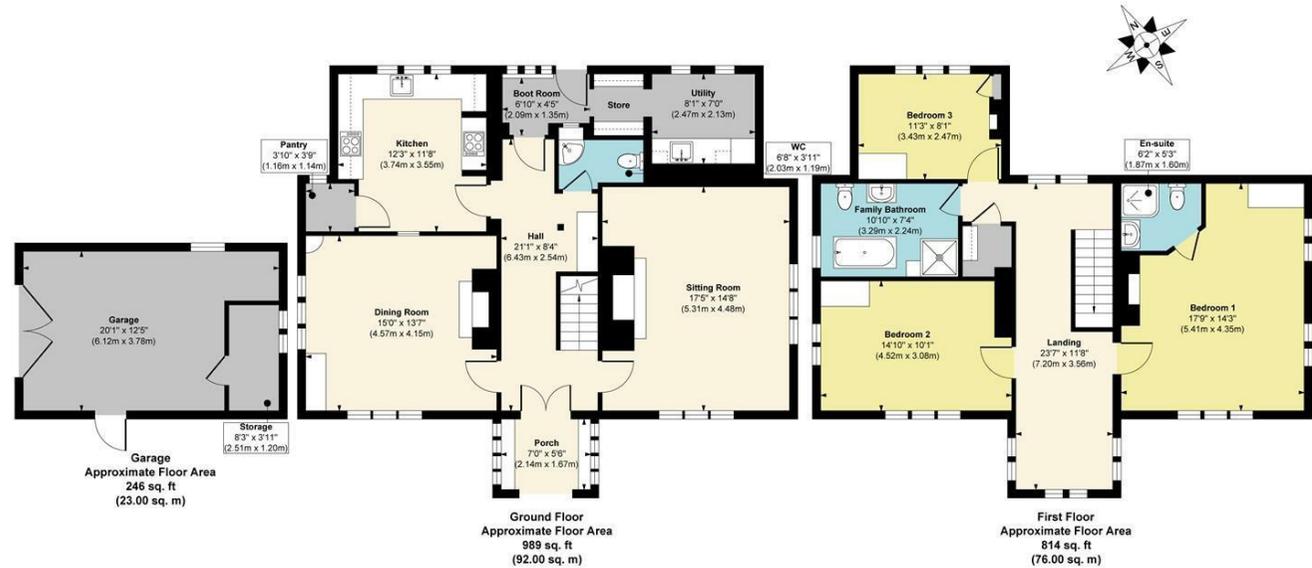
**Council Tax:** F

**EPC:** (null)

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

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

## The Old House, 3 Church Road, Kington, Kington, HR5 3AG



**Approx. Gross Internal Floor Area**  
**Main House = 1803 sq. ft / 168.00 sq. m**  
**Garage = 246 sq. ft / 23.00 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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*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

With character throughout this super family home is located just a short walk from the amenities of Kington centre and comes to the market at a competitive asking price with the added benefit of having no vendor chain involved. There are gardens surrounding this lovely home with off road parking for several vehicles, as well as a detached garage.

## Property Description

Entry through the feature porch into the large hallway with the dining room to the left and sitting room to the right, both with dual aspect windows. Also off the hallway is the kitchen with pantry and there is also a boot room with access to the outside and also to the utility room. On the first floor there is a generous landing with three bedrooms, an en suite to bedroom 1 and a family bathroom.

## Garden

Mainly laid to lawn encircling the property with patio areas ideal for dining al fresco and relaxing in the sunshine.

## Garage and Parking

Detached garage and ample driveway parking for several vehicles.

## Services

All mains services available  
Tenure Freehold  
Herefordshire Council tax band F

## Location

The historic market town of Kington has an extensive range of amenities including a well stocked high street, supermarkets, leisure facilities and also offers nursery, primary and secondary schooling. This popular border town is situated on the western side of the famous Offas Dyke footpath and is renowned as a centre for walking and cycling plus the area boasts the highest 18 hole golf course in England situated on Bradnor Hill. Kington is situated just off the A44 providing good onward road links into mid Wales and The Cathedral City of Hereford provides a further array of shopping, education and recreational facilities.

## what3words

///euphoric.extent.headings

## Broadband

Standard 16 Mbps highest d/load 1 Mbps highest upload  
Superfast 80 Mbps highest d/load 20 Mbps highest upload

Source: Ofcom Broadband Checker

## Indoor Mobile Coverage

EE Voice Limited Data Limited  
Three Voice Limited Data Limited  
O2 Voice Limited Data Limited  
Vodafone Voice Limited Data None

Source Ofcom mobile checker

## Outdoor Mobile Coverage

EE Voice Likely Data Likely  
Three Voice Likely Data Likely  
O2 Voice Likely Data Likely  
Vodafone Voice Likely Data Likely

Source: Ofcom Mobile Checker

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Leominster proceed on the A44 towards Kington, at the roundabout continue straight over on to Headbrook, following the road around into to Bridge Street. Bear around to the left on to High Street and then right on to Church Street. Proceed up to the top and before the road bends to the left the property can be found on the right.



