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41, Hereford Street, Presteigne, LD8 2AT
Offers In The Region Of £185,000

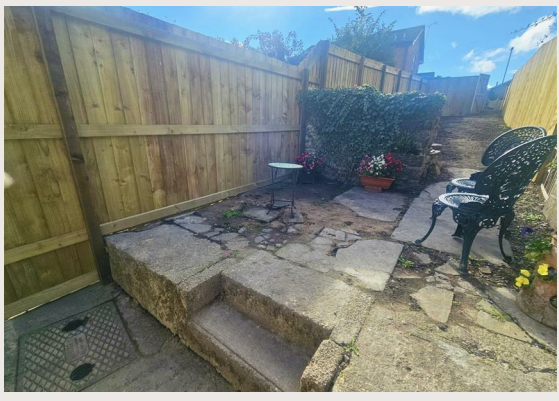














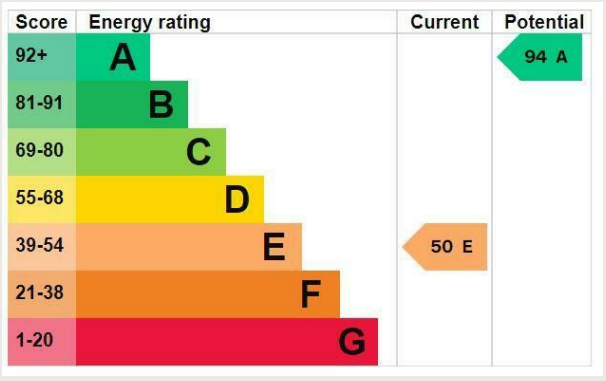


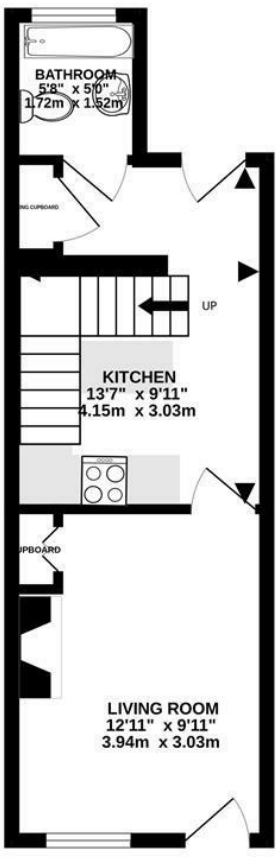
41 Hereford Street
Presteigne

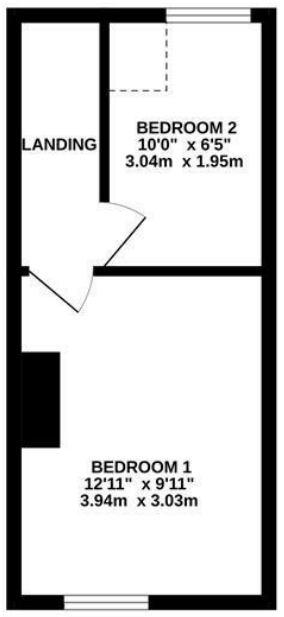
A charming two-bedroom Victorian mid-terrace cottage offering character and practicality, featuring a cosy living room with multi-fuel stove, modern fitted kitchen with integrated appliances, contemporary bathroom and an enclosed rear garden. An ideal first-time purchase, investment property or lock-up-and-leave home.

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

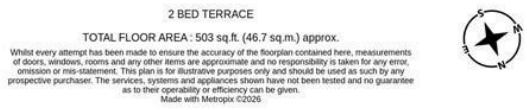
Material Information
Offers In The Region Of £185,000
Tenure: Freehold
Local Authority: Powys
Council Tax: B
EPC: E (50)
For more material information visit www.cobbamos.com







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
This attractive two-bedroom Victorian mid-terrace property combines period charm with modern conveniences to create a comfortable and low-maintenance home. Benefitting from a fitted kitchen with integrated appliances, a modern bathroom and a characterful living room with multi-fuel stove, the property offers well-balanced accommodation suited to a range of buyers. The property also has an enclosed rear garden that is ready for a new owner to landscape and plat.

Property description
The welcoming living room provides a cosy yet spacious reception area, with a recessed fireplace housing a multi-fuel stove creating an attractive focal point and adding warmth and character to the room. Neutral décor provides a blank canvas for prospective purchasers whilst retaining the cottage feel expected from a Victorian property. Positioned to the rear of the property, the fitted kitchen is equipped with a range of wall and base units complemented by work surfaces and black tiled flooring. Integrated appliances include an oven, hob, washing machine and fridge freezer, providing a practical and modern space for everyday living. The kitchen also offers access to the rear of the property. The well-appointed bathroom fitted with a white suite including panelled bath with shower attachment, wash hand basin and WC is located just off the kitchen and has contemporary wall tiling and black tiled flooring create a clean and modern finish, whilst a frosted window provides natural light and ventilation. 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
To the rear, the property enjoys an enclosed and recently fenced garden, providing a private outdoor space with scope for further landscaping or enhancement. Immediately adjoining the cottage is a paved seating area, ideal for al fresco dining and entertaining, complemented by an attractive stone feature wall softened by established ivy. Beyond, the garden extends to a generous area of level ground, offering excellent potential for a lawn, vegetable plot or additional seating areas, allowing purchasers the opportunity to create a garden tailored to their own requirements. On street parking is available but not guaranteed. Rear pedestrian access leads directly onto Apple Tree Meadow.

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. A gas supply pipe is present at the property, although this has not been tested by the vendor and prospective buyers should make their own investigations regarding any future connection to a gas central heating system etc.

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, 40 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 40 Hereford Street and the title will be split once a sale is agreed and conveyancing starts.

We are advised that 40 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.

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Speeds can be checked by using the link above.

Mobile
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Directions
Using What Three Words the property can be found ///inkjet.reporting.nods



