20 Norton Street, Knighton, LD7 1ET

Offers in the region of £200,000

Holters
Local Agent, National Exposure

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A spacious, 4 storey, mid-terraced home offering 4 bedrooms, 2 reception rooms, a useful cellar, stunning views, a rear garden and is located within striking distance of the town centre shops and facilities.

- Mid-Terraced House
- Set Over 4 Floors
- Distant Rear Views Over Knighton
- 4 Bedrooms
- Useful Cellar
- Town Centre Position
- 2 Reception Rooms
- Rear Garden
- Approx. 300 Yards From Shops & Facilities

The Property

Introducing No.20 Norton Street, which is a 4 bedroom, terraced, period property found in the heart of the popular market town of Knighton (Tref-Y-Clawdd) which sits directly on the Welsh/English border within the scenic Teme Valley surrounded by beautiful countryside and rolling hills as far as the eye can see.

Situated half way along this one-way street, No.20 is approximately just 300 yards from Knighton's vibrant town centre with its many independently owned facilities. Norton Street is also usefully found opposite the famous Offa's Dyke centre, which directly behind has a large play park and playing field and of course the Offa's Dyke footpath, which within a short 5 minute walk leads you straight into the picturesque countryside and alongside the River Teme.

This delightful, deceptively spacious home spans across 4 floors and is made on the ground floor of an entrance hall with stairs rising off to the first floor, a spacious living room/diner complete with a fireplace and sliding doors leading outside to the rear garden and last, but certainly not least, the kitchen/diner, which has plenty of fitted cupboards, worktop space and plumbing for appliances. Separate doors from the kitchen/diner provide access down to the useful cellar area and outside to the rear garden. Upstairs, a landing area has a stairwell leading on up to the top floor, while separate doors open into all 3 bedrooms and the sizeable family bathroom. The rear bedroom and bathroom both enjoy distant views over the town and countryside beyond. The top floor offers a versatile space which could be used as an additional bedroom, study or hobby room.

Outside, the terraced rear garden is approached from the back door or from the frontage via a neighbouring side alley. Immediately at the back of the house finds a patio area, while the middle section is gravelled and lawned. The garden has well-defined fenced boundaries, flowered beds, mature shrubs and is a splendid area to relax within the warmer months of the year whilst enjoying the distant views across the town and towards Kinsley Wood. The bottom section is also paved for ease of maintenance. There is no designated off road parking, however, there is unrestricted parking in Norton Street, as well as a large unrestricted car park found approximately 50 yards away in neighbouring Market Street.

Overall, No.20 Norton Street could be an ideal dwelling for a variety of buyer types to include a relocating purchaser seeking to be close to the town centre facilities, a second home owner or holiday let investor located on the famous Offa's Dyke footpath or perhaps a first time buyer looking to make that all important first step onto the property ladder.

The Location

No.20 Norton Street is found approximately 300 yards from the vibrant town centre with its many independently owned shops and facilities, while slightly further afield finds the train station, nursery, primary school and leisure centre, which are all within approximately 1/2 a mile.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.rom the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

The town features a fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of

painters, art galleries, potters, craftsmen and a light entertainment society. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

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Services
We are informed the property is connected to all mains services.

Heating
The property has the benefit of gas fired central heating.

Tenure
We are informed the property is of freehold tenure.

Council Tax
Powys County Council - Band C.

Agents Note
There is a 'right of way' for the neighbouring property through the rear garden. No.20 also has a 'right of way' through the neighbouring alley, which provides access into the rear garden from the frontage.

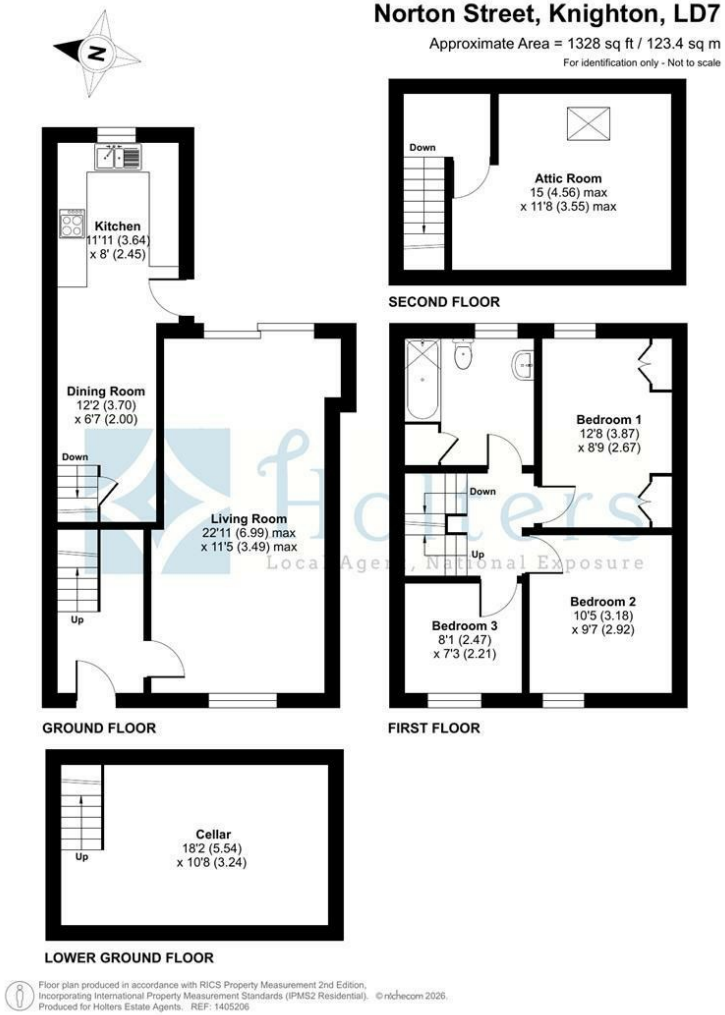
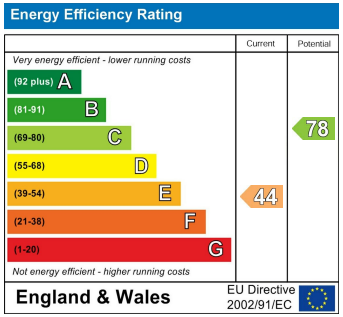
Nearest Towns/Cities
Presteigne – Approximately 7 miles
Kington - Approximately 12 miles
Bishops Castle - Approximately 13 miles
Llandrindod Wells - Approximately 19 miles
Ludlow - Approximately 19 miles
Newtown - Approximately 21 miles
Builth Wells - Approximately 26 miles
Hereford - Approximately 31 miles
Shrewsbury - Approximately 38 miles

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

What3words
///putty.steam.widgets

Referral Fees
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.