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FOR SALE
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21 Church Street
Kington, HR5 3BE

Auction Guide
£150,000

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For sale by PUBLIC AUCTION on Thursday 26th September is this charming Grade II Listed four bedroom house which boasts an array of character features situated in the market town of Kington. The property also benefits from; gas heating and fully enclosed, easy to maintain garden.

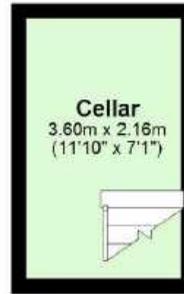
- End-terrace house
- Grade II Listed
- Four bedrooms
- Fully enclosed garden
- Convenient town centre location
- For sale by Public Auction

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 where the property will be found on the left hand side past The Swan Inn.

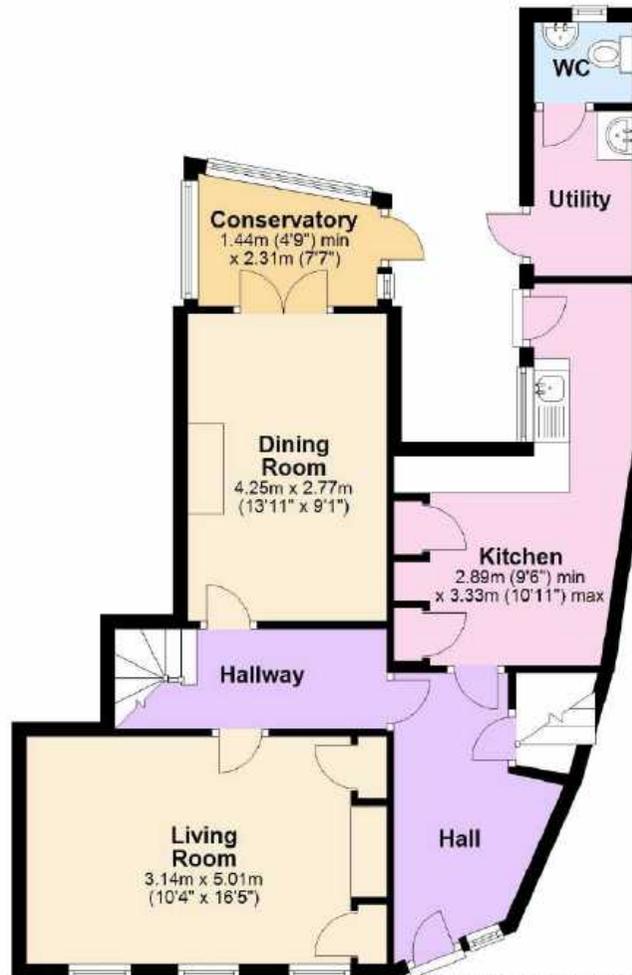
Basement

Approx. 7.8 sq. metres (83.7 sq. feet)



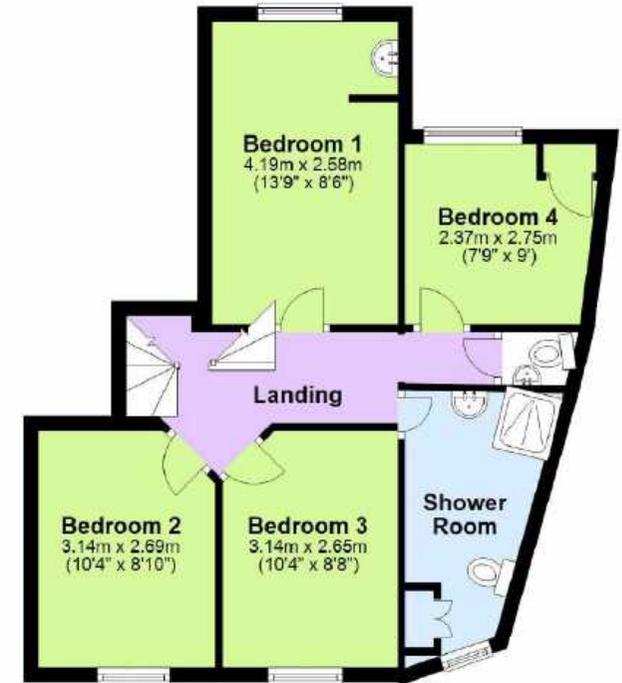
Ground Floor

Approx. 84.4 sq. metres (893.3 sq. feet)



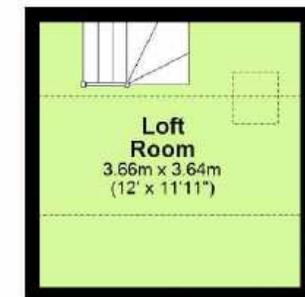
First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Second Floor

Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 133.5 sq. metres (1437.5 sq. feet)

Introduction

Positioned conveniently within walking distance from Kington town centre is this characterful, Grade II Listed, end of terrace house with accommodation comprising; hall, living room, dining room, kitchen, utility, cloakroom, conservatory, hallway, cellar, four bedroom, shower room and loft room. The property also benefits from; gas heating and fully enclosed, easy to maintain garden.

Property description

The front door of the property enters the hall which provides useful space to keep boots and coats and also allows access to the cellar which again allows for ample storage space. The living room which can be accessed from the hallway is a light and cosy room with three windows to the front, a gas fireplace and exposed oak beams which add a great sense of character to the room. Opposite the living room is the dining room which has laminate flooring and double doors which lead into the conservatory and overlooks the garden. The kitchen has been fitted with matching wall and base units with an integrated oven and hob and a recess for a fridge/freezer. A door from the kitchen leads into the garden from where the utility and cloakroom can be accessed. The utility provides space and plumbing for all other household appliances and the cloakroom has been fitted with a two piece white suite.

On the first floor there are four bedrooms. Bedrooms one, two and three are all double rooms and bedroom four is a spacious single. The shower room is a great size and fitted with a three piece white suite, heated towel rail and lino flooring. The vendor recently replaced the bath with the shower.

One of the property's great benefits is that it provides ample storage space and this can also be found on the second floor in the loft room which is accessed by a staircase from the landing.

Garden

The garden is fully enclosed and is mainly patio area making it easily maintainable. Some mature trees and flower beds give this area, potential to be made into a lovely spot for any keen gardener. There is also a useful garden shed.

Services

All mains services are connected.

Council Tax Band C.

Location

Located in the heart of the popular market town of Kington with a wealth of amenities, shopping and leisure facilities combined with nursery, primary and secondary schooling. This popular town benefits from the highest golf course in England, situated on Bradnor Hill and Hergest Ridge offering superb walking opportunities. The market town of Leominster and the Cathedral City of Hereford are located approximately 21 miles and 17 miles away respectively where a more extensive range of shopping and amenities can be found.

Method of sale

The property will be sold by auction on Thursday 26th September at 6pm sharp at Luctonians Sports & Social Club in Kingsland, unless previously sold. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack and solicitors

The auction pack will be available for inspection at least 7 days before the auction.

Solicitor: Catherine Marriott of Margraves, 46 Duke Street, Kington, HR5 3DR / 01544 232797 / cm@margraves.co.uk

Anti-money laundering (AML) requirements

To comply with the above you will be required to provide two pieces of valid ID per buyer on the evening of the auction. The ID required consists of a valid passport or photo card driving licence and a utility/bank statement showing your current address.

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Energy Performance Certificate not required on Listed Buildings





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MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.
* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

For viewings or
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