

FOR
SALE



Holly Cottage, Floodgates, Kington, Herefordshire HR5 3NF

£199,950 - Freehold

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PROPERTY SUMMARY

Situated on the outskirts of the popular market town of Kington, a three bedroom cottage requiring modernisation and refurbishment throughout. The property benefits two receptions, three bedrooms, off road parking, enclosed garden and a viewing is recommended.

Kington is situated just a short drive or walk and has many amenities including doctors surgery, primary and high schools, supermarket, pubs, takeaways and a regular bus service into Hereford City.

POINTS OF INTEREST

- *Outskirts of Kington*
- *Requires modernisation and refurbishment*
- *3 bedrooms, 2 reception rooms*
- *Garden & off road parking*
- *Must be viewed*
- *Detached cottage*



ROOM DESCRIPTIONS

Ground floor

Two entrance doors into

Side porch

With double doors into

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, freestanding electric cooker, inglenook style fireplace with wood burning stove, carpeted stairs leading up, two strip lights, two double glazed window and two sets of steps leading up to

Dining room

With fitted carpet, radiator, two wall lights and opening into the front porch

Sitting room

With fitted carpet, radiator, two wall lights, feature fireplace (potential wood burner/open fire subject to necessary checks and opening into the

Front porch

With fitted carpet, double glazed windows and door to the garden

First floor landing

With fitted carpet, cupboard housing the central heating boiler, smoke alarm, two wall lights, double glazed window and doors to

Bedroom 1

With fitted carpet, radiator, feature fireplace, double glazed window to the front aspect and built in wardrobe with triple mirrored doors.

Bedroom 2

With vinyl flooring, radiator, feature fireplace and double glazed window to the front aspect.

Shower room

With low flush w/c, wash hand basin, tiled surround, corner shower cubicle with electric shower, heated towel rail, window to the side aspect and vinyl flooring.

Second floor landing

With fitted carpet, double glazed window, access door to the loft space, ceiling light point, smoke alarm and doors to

Bedroom 3

With fitted carpet, electric radiator, hot water tank, double glazed window and sink unit.

Toilet/Storage

With low flush w/c, ceiling light point and hanging rail.

Outside

To the front a concrete patio area with concrete steps to the front porch and also to the good sized lawned garden enclosed by hedging and stone walling, there is a greenhouse and veg patch. To the bottom there is an outside garden room, the bottom of the garden is enclosed by fencing with iron gate. There is an off road parking space to the front. There is also an access into the cellar.

Directions

Proceed west out of Hereford on the A438 towards Kington, continue through the village of Eardisley and continue towards Kington, at the first roundabout take the second exit straight over and at the second roundabout take the second exit straight over towards Rhayader heading out of Kington, approximately after 1 mile upon entering Floodgates, take the first exit right and the property is situated straight ahead.

Outgoings

Council Tax Band D - Amount payable £2330

Water rates are payable.

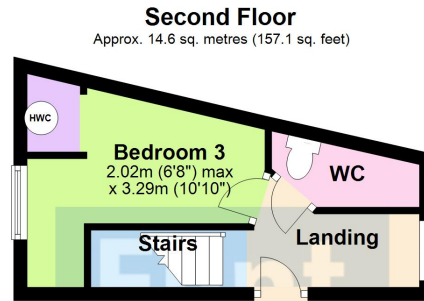
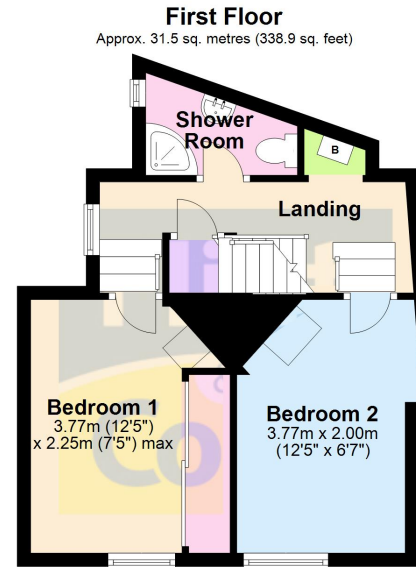
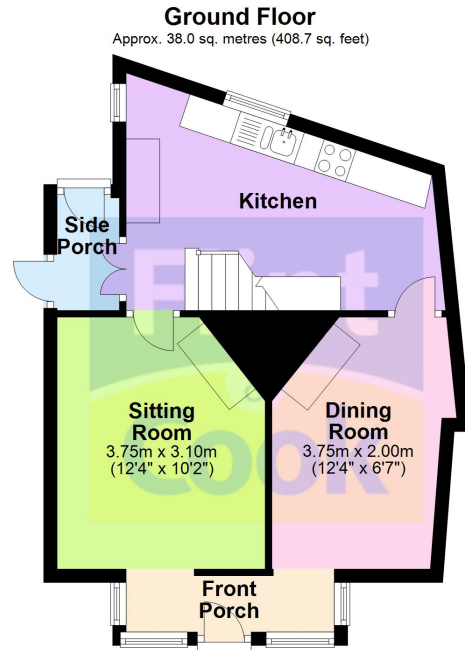
Private drainage

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 84.1 sq. metres (904.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales			