

FOR
SALE



5 Island Terrace, Kington, Herefordshire HR5 3DT

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in a convenient central location in the market town of Kington, a charming 3 bedroom semi-detached cottage offering well presented accommodation including 2 reception rooms, gas central heating, double glazing and gardens to the rear. Kington offers a range of amenities including traditional High Street shops, supermarket, primary and secondary schools, leisure centre, library, Kington Golf Course and lovely countryside walks. Further amenities are available in nearby Presteigne (6 miles), the market town of Leominster (16 miles) and the Cathedral City of Hereford (20 miles).

POINTS OF INTEREST

- *Semi-detached cottage*
- *Character features throughout*
- *Convenient town centre location*
- *3 Bedrooms, 2 receptions*
- *Gas central heating & double glazing*
- *Mature garden to the rear*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC front entrance door leading into the

Entrance Hall

With ceiling light and wood-effect flooring.

Dining Room

Double glazed window to the front aspect, radiator, feature brick fireplace, exposed timbers and laminate flooring.

Living Room

Double glazed window to the front aspect, marble-style feature fireplace with gas fire, radiator, 2 useful built-in storage cupboards.

Kitchen

Fitted with a range of matching wall and base units, ample worksurfaces, stainless steel sink and drainer, gas hob, electric oven, double glazed window to the rear garden and double glazed door leading to the rear patio.

Inner Hallway

With stairs leading to the first floor, useful understairs storage cupboard and door leading to the

Utility Area

Double glazed window to the rear, space and plumbing for washing machine and tumble dryer.

First floor landing

Radiator, window to the rear aspect, loft hatch and doors leading to

Bedroom 1

Double glazed window to the front aspect, built-in storage cupboards, radiator and fitted carpet.

Bedroom 2

Fitted carpet, double glazed window to the front aspect, built-in storage cupboards, radiator.

Bedroom 3

Double glazed window overlooking the rear garden, radiator and fitted carpet.

Separate WC

With low flush WC, window to the rear aspect and wooden floorboards.

Family Bathroom

Suite comprising corner bath, double shower cubicle with electric shower over, pedestal wash hand-basin, wooden floorboards, opaque double glazed window to the rear aspect and radiator.

Outside

To the rear of the property there is a courtyard patio area with steps leading to the remainder of the garden with a variety of mature shrubs and trees. A pathway leads to the end of the garden where there is an excellent summerhouse - perfect for entertaining.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating. Superfast Broadband - download speed 80 megabytes per second, upload 20 megabytes per second.

Outgoings

Council tax band B - payable 2024/25 £1857.64

Water and drainage - rates are payable.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

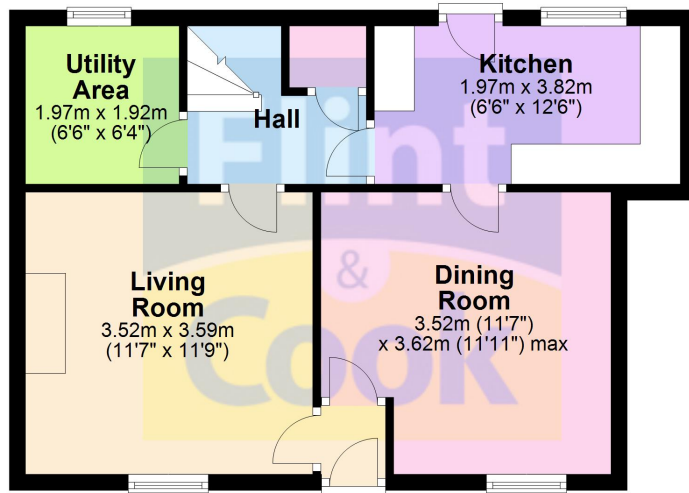
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford on the A438 Kings Acre Road and continue for approximately 20 miles and on reaching the market town of Kington, at the 1st roundabout, take the 1st exit left and continue onto Bridge Street going over the bridge and then take the first exit on the left to Island Terrace and the property is the 2nd house on the right hand side, as indicated by the Agent's FOR SALE board. What3words - happy.ordeals.skimmers

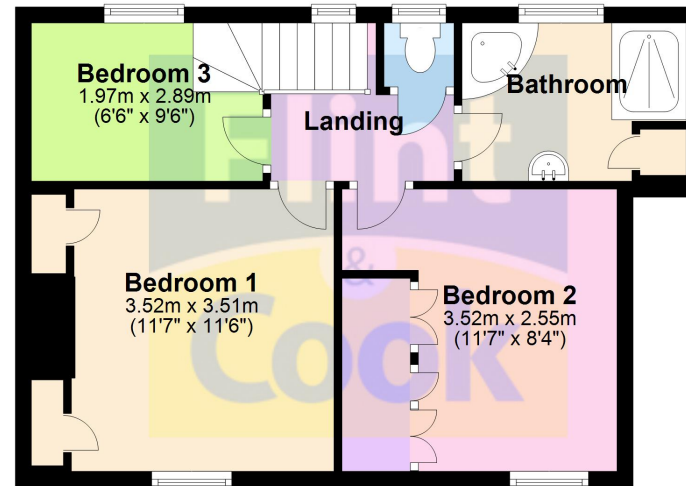
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 84.5 sq. metres (910.0 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		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			