



Holters

Local Agent, National Exposure

**8 Norton Street, Knighton, LD7 1ET**

**Offers in the region of £139,950**



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## 8 Norton Street, Knighton, LD7 1ET

Game, Set and Match! Now that the tennis season is in full swing, you could serve up an ace buying this 2 bedroom, terraced home, which truly has the Grand Slam appeal and is located approx. 300 yards from the vibrant town centre and offers no upward chain!

### Key Features

- Terraced House
- 2 Double Bedrooms
- 1 Reception Room & 1 Bathroom
- Period Features
- West-Facing Rear Garden
- Approx. 300 Yards from Town Centre
- Available with No Upward Chain
- Distant Views from Rear Garden
- Ideal for First Time Buyers or Investors

### The Property

Introducing No.8 Norton Street, which is a 2 bedroom, terraced house 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.8 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.

Available to purchase with no upward chain, this delightful, well maintained home spans across 2 storeys and is made on the ground floor of a living room complete with a feature fireplace with an inset 'Clearview' wood burning stove, a kitchen with stairs rising off to the first floor and a rear utility, which houses the boiler and has separate doors off leading into the shower room and outside to the rear garden. Upstairs, a small landing area gives way to 2 double bedrooms. The front bedroom has a feature cast iron fireplace, while the rear bedroom has a useful built-in cupboard/wardrobe.

Outside, the west-facing rear garden is approached from the back door via steps and is

largely split between an artificial lawn for ease of maintenance, as well as a lawned section. The garden has well-defined fenced boundaries, raised beds, gravelled borders, a log store and is a splendid area to relax within the warmer months of the year whilst enjoying the distant views across to Kinsley Wood. 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.8 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

8 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. From 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



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Services

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

Heating

Gas fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band B.

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

What3Words

prospered.jubilant.lightbulb

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 30MB. Interested parties are advised to make their own enquiries.

Money Laundering Regulations

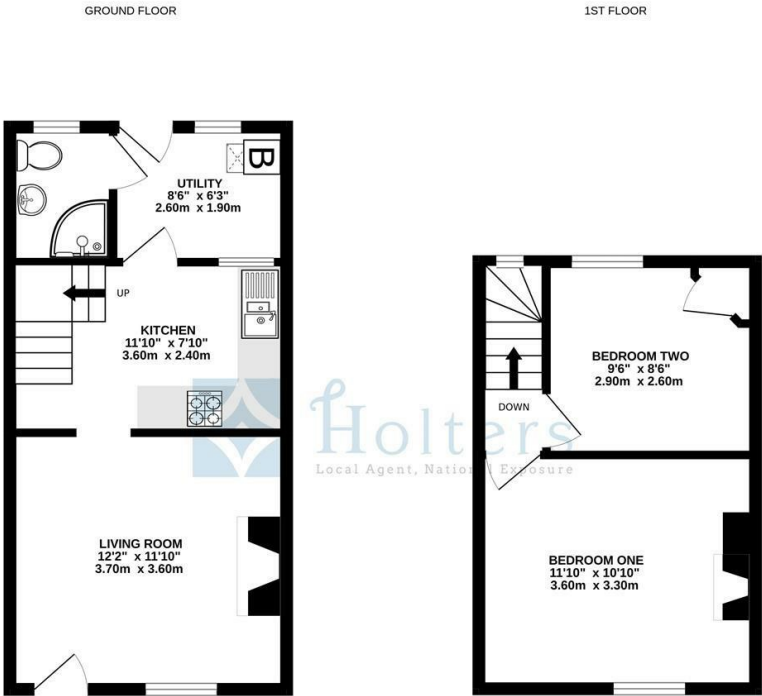
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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

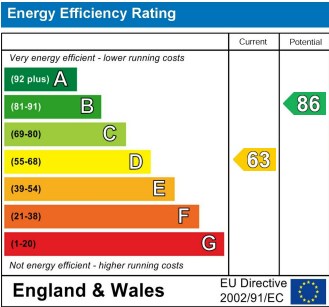
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Metropix ©2020







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