



Holters
Local Agent, National Exposure

11 George Close, The Cwm, Knighton, LD7 1HL

Offers in the region of £169,500



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Even the great George Best would be happy to score this mid-terraced, 3 bedroom house! Available with no upward chain, No.11 George Close offers a private, south-facing rear garden and is located approx. 300 yards from the town centre. Grab your ticket to view what could be the perfect match!

Key Features

- Mid-Terraced House
- 3 Bedrooms
- Sizeable Reception Room
- Well Maintained Accommodation
- In Need of Modernisation
- Front Garden
- South Facing, Rear Garden
- Available with No Upward Chain
- Approx. 300 Yards From Town Centre
- Ideal for First Time Buyers or Downsizing Purchasers

The Property

Introducing No.11 George Close, which is a 3 bedroom, mid-terraced house situated in the very heart of the popular market town of Knighton (Tref-Y-Clawdd) found directly on the Welsh/English border, approximately 300 yards from the vibrant town centre, which provides a range of amenities.

Built circa late 1970's and lovingly maintained by same owner for over the past 4 decades, No.11 George Close is available to purchase with no upward chain and now requires modernisation within certain areas. Relatively efficient to heat and run, this well proportioned home has UPVC double glazed windows (minus the front porch) and a 'Worcester' boiler. The property offers 3 bedrooms, 1 reception room and 1 bathroom, as well as the kitchen and a useful rear utility and W.C. Outside, there is a front garden and a south-facing, private rear garden. The property does not have designated parking, however unrestricted parking is available on George Close.

The accommodation spans over 2 storeys and is made up on the ground floor of an

entrance porch, hallway with stairs rising up to the first floor and a cupboard underneath, a kitchen diner, a sizeable living room with feature gas fire and a rear hall with separate doors leading into the W.C the useful rear utility area/wash room and outside to the garden. On the first floor, a landing area gives way to all 3 bedrooms to include 2 doubles and a good-sized single, as well as the bathroom. The landing area also allows access to the loft.

Outside, the property has a two-tiered front garden, which is largely lawned and paved. Paved steps from the entrance gate lead to the front door. To the rear is a private, south-facing rear garden, which poses as a pleasant place to relax on a warm summers evening, while the trickle of a nearby brook offers a peaceful background noise. The rear garden has a lawned section, flowered beds and well-defined boundaries, as well as direct access back into the property via the rear hall. At the back of the rear garden, a gate provides access to a pathway running behind the neighbouring properties and leads back around to the frontage.

Overall, No.11 George Close 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.11 George Close is found approximately 300 yards 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 primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre and a livestock market.

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.

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.

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
- Leominster - 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 50MB. Interested parties are advised to make their own enquiries.

What3words

norms.thuds.shortcuts

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.

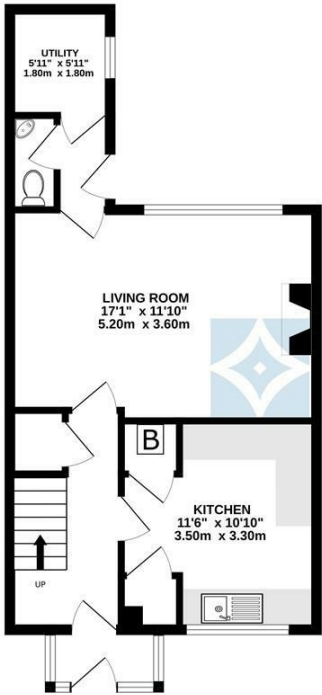
Money Laundering Regulations

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.

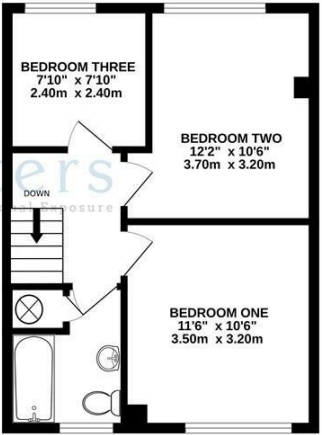
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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.
Whilst 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

