

Holters

Local Agent, National Exposure

7 Victoria Road, Knighton, LD7 1BD

Offers in the region of £215,000



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LOCATED IN ONE OF KNIGHTON'S MOST SOUGHT AFTER ADDRESSES! This delightful, terraced house is found on Victoria Road, approx. 300 yards from the town centre and offers 3 bedrooms, 2 reception rooms, no upward chain, views, a sizeable garden and a detached garage and parking.

Key Features

- Mid-Terraced Victorian House
- 3 Bedrooms & 2 Reception Rooms
- Period Features
- Well Maintained, but In Need of Modernisation
- Sizeable Rear Garden
- Countryside Views to Rear
- Off Road Parking & Detached Garage
- Useful Cellar Area
- Available with No Upward Chain
- Sought-After Location, Approx. 300 Yards from Town Centre

The Property

No.7 Victoria Road is a characterful, mid-terraced house located in the heart of the pretty market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border surrounded by picturesque countryside and rolling hills.

Available with no upward chain, No.7 is well maintained and offers UPVC double glazed windows and external doors, as well as a 'Worcester' boiler, but does now require modernisation. The property has period features including fireplaces and a useful cellar with original flag stone flooring and is deceptively spacious with 3 bedrooms, 2 reception rooms, 1 bathroom and a rear kitchen. The property is located on sought-after Victoria Road, conveniently 300 yards (approx.) from Knighton's vibrant town centre with its many independently owned shops and facilities, public houses and restaurants. Further afield finds the nursery & primary school, leisure centre and train station, which are all within approximately 0.5 miles. In addition, located in neighbouring West Street, finds 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.

Inside, the formal accommodation spans across 2 storeys and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, a front living room, the dining room and a rear kitchen. A door from the kitchen leads outside to the garden, while a further door from the dining room opens to a stairwell leading down to the useful cellar. On the first floor, a landing area gives way to the bathroom and all 3 bedrooms to include 2 doubles and a single. The rear bedroom has a built-in wardrobe housing the boiler, while all 3 bedrooms enjoy distant views.

Outside and yet another quality feature to this delightful property is the good-sized rear garden, which is perfect for horticultural enthusiasts to get their green fingers stuck into and enjoys panoramic views across Kinsley Wood, making it a delightful place to sit and relax within the warmer months of the year! In addition and attached to the rear of the property is an outside W.C and useful store/workshop (2.4m x 2.7m). The front garden is paved for ease of maintenance, while at the bottom of the rear garden there is a sizeable (6.0m x 3.1m) detached garage along with a tarmac drive providing off road parking for 1 vehicle. The parking area/garage is accessed off neighbouring Cemetery Road.

No.7 Victoria Road could be an ideal first step onto the property ladder for first

time buyers, relocating purchasers seeking to be close to shops and facilities or even a holiday-let for budding investors in this beautiful town found directly on the Offas Dyke footpath.

The Location

No.7 Victoria Road 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 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 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 D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 58-73MB. Interested parties are advised to make their own enquiries.

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

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Money Laundering Regulations

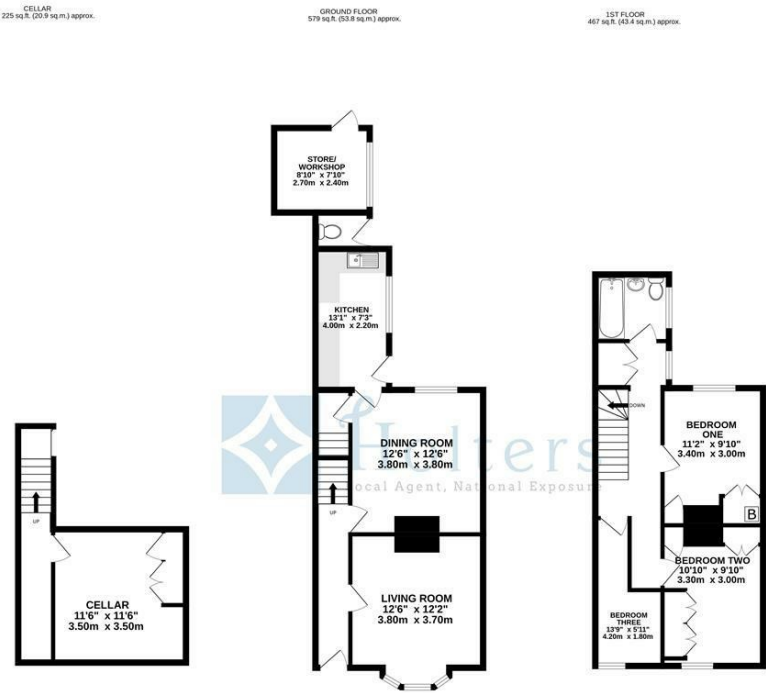
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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



Energy Efficiency Rating

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 by 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		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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