



**Highfield, 21 Underhill Crescent, Knighton, LD7 1DG**

**Offers in the region of £235,000**



**Holters**  
Local Agent, National Exposure



## Highfield, 21 Underhill Crescent, Knighton, LD7 1DG

The highlight of your day will be seeing Highfield for the first time! This well presented, 3 bedroom, semi-detached house offers 3 reception rooms, off road parking, front and rear gardens and stunning views! Do not reach a low point by missing out, get in contact today to book a viewing!

### Key Features

- Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Modernised & Well Presented Accommodation
- Front and Rear Gardens
- Driveway Parking for 3 Vehicles
- Backs onto a Field & Woodland
- Distant, Panoramic Views to Front
- Popular, Cul-De-Sac Position
- Approx. 400 Yards from Town Centre

### The Property

Highfield is a delightful, semi-detached, 3 bedroom house located in the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley, surrounded by glorious countryside and rolling hill tops as far as the eye can see.

Well maintained, the property has undergone refurbishment works within recent years including the conversion of the garage to an additional reception room and new kitchen and bathroom suites. Highfield neighbours other similarly designed, semi-detached properties built circa 1970's within the popular cul-de-sac of Underhill Crescent and is positioned in an elevated spot, enjoying stunning views over the town and up and down the Teme Valley. The house benefits having UPVC double glazed windows and a rear conservatory, while outside there is ample off road parking and a south-facing rear garden, which adjoins a field/woodland.

The dwelling is peacefully located towards the head of the close and

conveniently situated approximately 400 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.

Inside, the ground floor is accessed via the front door or the side hall. From the front door an entrance hall has stairs rising off to the first floor, while separate doors lead into the living room diner and the bathroom. To the rear of the living room diner, French doors open into the conservatory, which also has French doors leading out to the back garden. The living room diner leads into the kitchen, which has a door accessing the side hall and subsequent reception room, which could be used for a variety of purposes. Separate doors from the side hall open out to the front drive and the rear garden. On the first floor, a landing area gives way to the 3 bedrooms, a cupboard and a useful W.C. Bedrooms one and two both feature built-in wardrobes, while bedroom one also enjoys stunning views to the front.

Outside, the property has a tarmacadam driveway providing off road parking for a number of cars and leads to the carport area. The south-facing rear garden is largely paved for ease of maintenance and has a raised terraced area, well-defined fenced and hedged boundaries, planted borders and a useful workshop/store.

### The Location

Highfield is situated approximately 400 yards from the vibrant town centre with its many independently owned shops and facilities, while within approximately 1/2 a mile finds the train station, nursery, primary school and leisure centre.

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.

Heating

The property has the benefit of gas fired central heating.

Services

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

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 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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Referral Fees

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Money Laundering Regulations

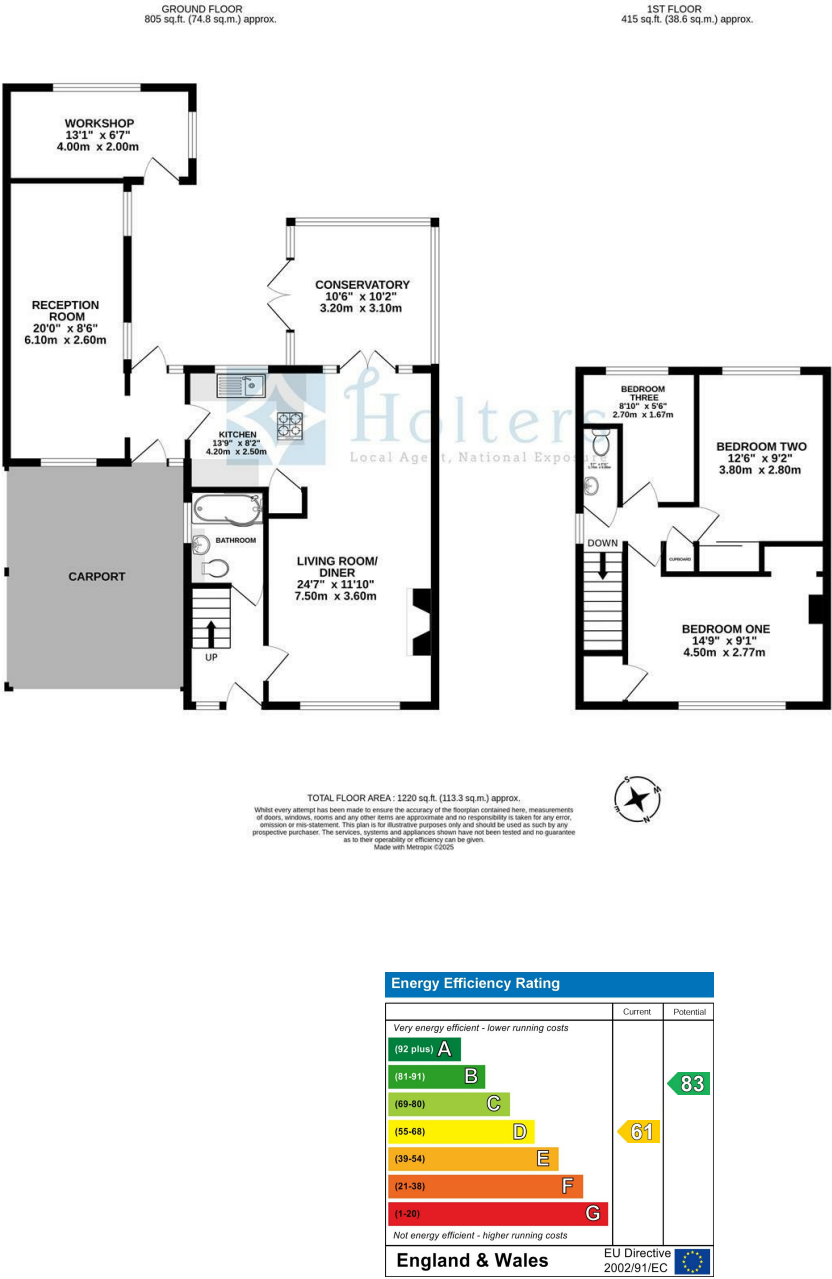
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

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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.

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