



1 Stores Row, Lyonshall, Kington, Herefordshire, HR5 3JP

Charming Terraced Two Bedroomed Cottage

Chain Free £175,000



1 Stores Row

Lyonshall, Kington, Herefordshire, HR5 3JP

- Situated In The Heart Of Rural North Herefordshire Village
- Stone Fronted Terraced Cottage
- Offering Two Bedroomed Accommodation
- Gas Fired Centrally Heated & Predominantly Double Glazed
- Kitchen/Dining Room & Living Room With Open Fire
- Enclosed Garden To Rear
- Being Sold With Vacant Possession & No Onward Chain

Chain Free
£175,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

1 Stores Row is situated in the charming rural North Herefordshire village of Lyonshall, which offers village amenities to include Village Hall and Church with plans for the former Pub to be refurbished/renovated to provide a village hub to include Pub/Restaurant/Shop and Community Room/Cinema. The village also benefits from being on a regular bus route. The border town of Kington is close to hand where a good range of amenities can be found.

BRIEF DESCRIPTION

This charming terraced stone cottage offers accommodation set over two floors which is Gas centrally heated and predominantly double glazed. The front door opens to a Reception Hallway with latched wooden door leading through to the good sized Living Room with double glazed window to the front elevation and open fireplace, with a door leading through to the Kitchen/Diner with a range of units to include both base and wall cupboards, space for cooker and fridge, and space for a small dining table. A door then leads out to a Rear Hall with doors off to the Downstairs Bathroom with panelled bath with electric shower over, low flush W.C and pedestal hand wash basin with a separate Boiler/Store Room also off the Rear Hall and further door to an Enclosed Porch with a door out to the gardens to the rear. From the Reception Hallway, a staircase leads up to the First Floor Landing with wooden latched doors leading off to the two Bedrooms.

The property benefits from its own enclosed garden to the rear, where there is a flagged patio area and lawn with Garden Shed and rear access, which also includes a Right of Way across the garden for the neighbouring property. The property will be sold with No Onward Chain and Vacant Possession.

SERVICES

Mains Electricity, Gas & Drainage.
Water (provided by Burgoynes)

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

DIRECTIONS

On entering Lyonshall on the A480 proceed down the hill passing Burgoynes Marquees. Continue for approximately 300 yards where the property can be located on the right hand side as denoted by the Jackson Property For Sale Board.



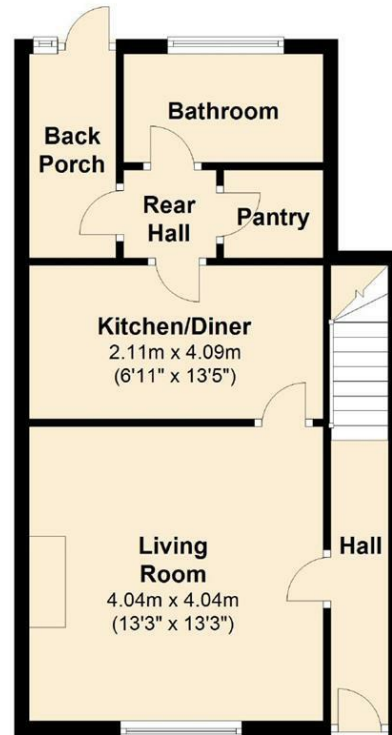
VIEWINGS

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

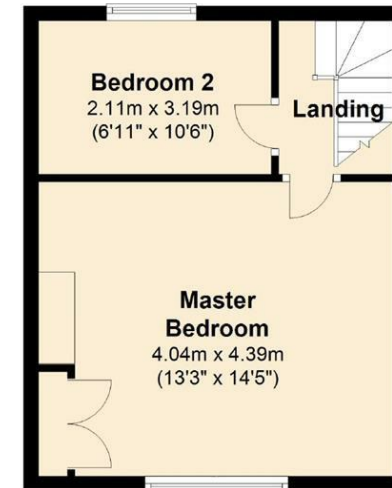
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Ground Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor
Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

1 Stores Row, Lyonshall

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
60	67	61	68

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.