



4 Market Hall Street
Kingon, Herefordshire, HR5 3DP

jackson
property

Offers In The Region Of £139,950

Situation

The property is set within the market town of Kington which offers a good range of amenities and services to include traditional butchers, green grocers, coffee shops, post office, pharmacy, medical centre (set on the outskirts of the town), supermarkets to include Co Op, various public houses serving food, both primary and secondary schools, leisure centre and private health club set within the Burton Hotel offering gym and swimming facilities.

The town and surrounding area is known for its outstanding countryside offering numerous hiking routes, Bradnor golf course which is the highest in England, Small Breeds Farm outdoor park and local estate Hergest Gardens which are open to the public.

The Welsh borders are set only a short distance away providing access to popular Welsh town like Presteigne, Knighton boasting the Offa's Dyke Walking Trail and the Spa town of Llandrindod Wells.

For a larger selection of amenities and services the towns of Leominster and Ludlow along with the Cathedral City of Hereford.

Description

uPVC entrance door to front. With wall mounted cupboard housing electric meter, wall mounted electric trip switches, concealed gas meter, central heating controls, panel radiator and staircase rising to first floor landing.

The kitchen diner has uPVC double glazed window to rear looking out onto the courtyard. Having a selection of base and wall mounted cabinets, roll edge worksurfaces, stainless steel single drainer sink, 4 ring hob with extractor over, integrated oven, space for small table and chairs, Worcester boiler, splashback wall tiling to compliment fittings, vinyl flooring, panel radiator and useful recess storage cupboards. Door to Utility Area with uPVC double glazed door and window to side. Having roll edge worksurface, space and plumbing for washing machine, tiled flooring and panel radiator

The sitting room is spacious with uPVC double glazed window to front. With space for furnishings, open fire place (non working) and panel radiator.

A downstairs bathroom with uPVC double glazed windows to rear and side. Having fittings to include panel enclosed bath with shower over and splashback glass screen to side, vanity style unit with inset basin and cupboard below, WC, extractor fan, vinyl flooring and panel radiator.

To the first floor are 2 double bedrooms with uPVC double glazed window to front, telephone point and panel radiator. From Bedroom 2 is a door to a useful area to the property which could be easily used as a home office, third bedroom or as additional storage.

Outside

To the rear of the property is an enclosed courtyard style garden laid to gravel and patio which offers low maintenance ideal if "Locking up and leave" scenario.

Agents Note

Please note that the property is currently tenanted with a current gross annual income of £6,900.00 (£575.00PCM).

Directions

On entering Kington on the A4111 from Hereford take the the exit of the roundabout proceeding into the town. Pass the petrol station on the left continuing for approximately 700/800 yards (Over the bridge and into Bridge Street). Passing the Queens Head public house take the right hand turning into Market Hall Street where the property can be identified by the Jackson Property For Sale Board.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779. Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

Please call in advance if you are awaiting a PCR test or have been contacted by NHS track & trace

-All viewers are required to wear a face covering when inside of the property. If you do not, the appointment may be cancelled.

-A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

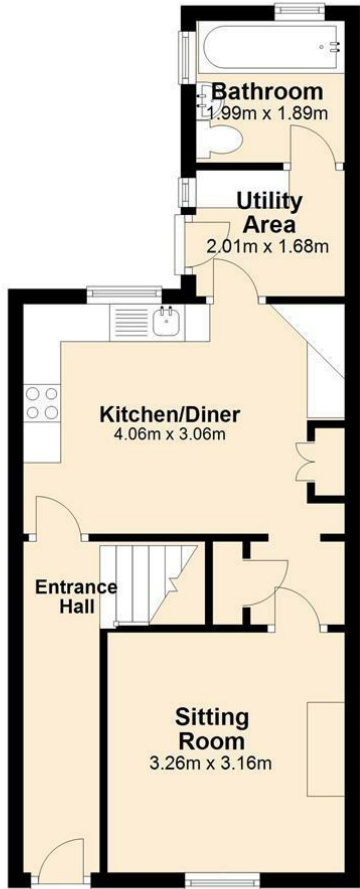
-We are operating with a zero contact policy and all doors will need to be left open throughout the property.

-We ask that you maintain a safe social distance throughout the appointment.

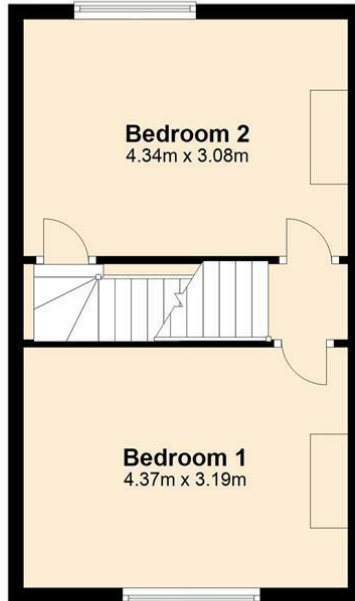
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

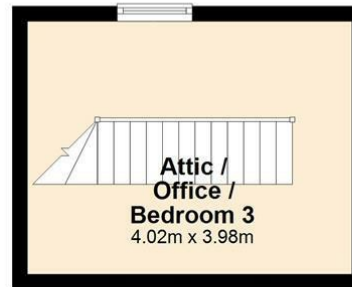
Ground Floor



First Floor



Second Floor



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

4 Market Hall Street, Kington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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