



Jonathan Wright  
estate agents



**18 Hatton Gardens, Kington, Herefordshire HR5 3DD. £125,000**

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Kington  
Herefordshire  
HR5 3DD

£125,000

### PROPERTY FEATURES

- End Terrace House
- In Need Of Full Renovation
- 3 Bedrooms
- Sitting Room
- Kitchen
- Ground Floor Wet Room
- Gardens To Front And Rear
- Edge Of Town Centre

To view call 01568 616666



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Situated on the edge of the market town of Kington offering an exciting opportunity to purchase an end of terrace house that is in need of full renovation throughout and having UPVC double glazed accommodation to include a reception hall, sitting room with fireplace, kitchen, ground floor wet room, 3 bedrooms and outside a small garden to front and a garden to rear ideal for a young family.

Kington town centre is within walking distance and offers a good range of amenities to include shops, schools, a doctors surgery, sports centre and other amenities.

**TENANCY DOESN'T EXPIRE UNTIL 31/3/23 NO VIEWINGS UNTIL THEN BUT CALL TO REGISTER AN INTEREST.**

The property is an end of terrace house in need of complete renovation.

A UPVC entrance door opens into a reception hall having a UPVC double glazed window to side and doors off to the ground floor accommodation.

The sitting room has an open fireplace with a tiled surround, picture rail and a UPVC double glazed window to the front. From the reception hall a door opens the kitchen having a stainless steel sink unit with cupboard under and working surfaces with cupboards and drawers and space and plumbing for a washing machine under. There is a space for an electric cooker, eye-level cupboard, room for an upright fridge/freezer, a UPVC double glazed window to rear, a door opening into a useful understairs cupboard and a UPVC double glazed door giving access to the rear garden. A door from the reception hall opens into

a ground floor wet room having an electric shower, pedestal wash hand basin, low flush W.C and a frosted UPVC double glazed window to rear.

From the reception hall a staircase rises up to the first floor landing and doors off to bedrooms.

Bedroom one has an ornamental fireplace, a UPVC double glazed window to front and ample room for bedroom furniture.

Bedroom two. The double bedroom has a useful recess with a UPVC double glazed window to side.

Bedroom three is ideal for a child's bedroom or office having a UPVC double glazed window to rear.

#### OUTSIDE.

The property is situated in a mature cul-de-sac position on the edge of Kington town and the property has pedestrian access to the front through a wooden opening gate. There is a small lawned garden and a pathway with outside lighting leading to the rear garden.

#### REAR GARDEN.

The property enjoys an enclosed rear garden having a patio area enjoying the daily sunshine, a lawned garden, a useful storage shed to rear and gated access to a pathway at the rear of the property.

#### SERVICES.

Mains water, mains drainage and also gas connected to the property. The property has no central heating due to a broken down boiler.

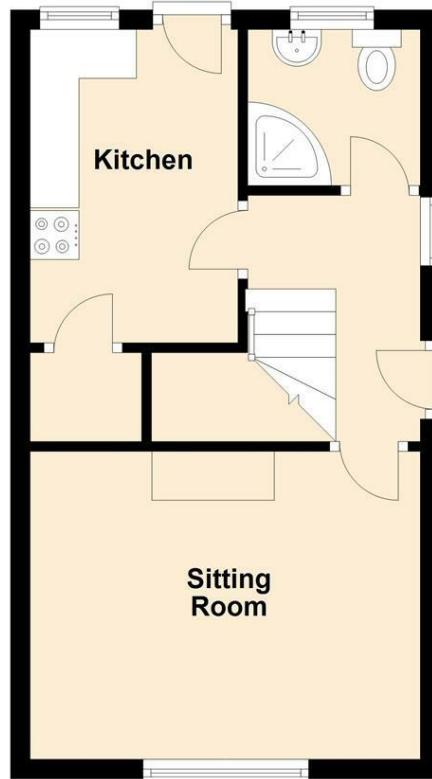


## ROOMS AND SIZES

Reception Hall	
Sitting Room	3.99m x 3.15m (13'1" x 10'4")
Kitchen	3.20m x 2.06m (10'6" x 6'9")
Ground Floor Wet Room	
Bedroom One	4.09m x 3.18m (13'5" x 10'5")
Bedroom Two	3.20m x 2.03m (10'6" x 6'8")
Bedroom Three	2.24m x 1.83m (7'4" x 6')

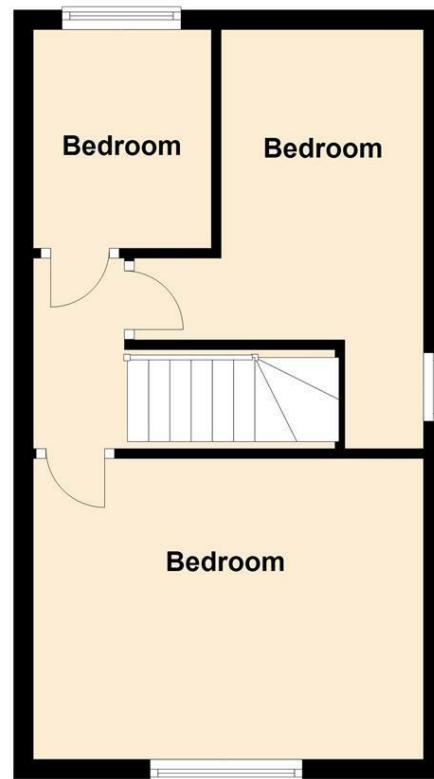
## Ground Floor

Approx. 29.8 sq. metres (320.2 sq. feet)



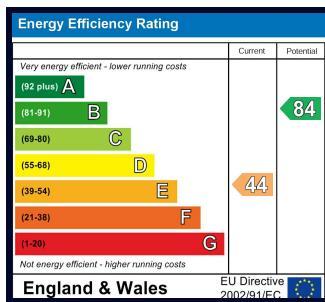
## First Floor

Approx. 29.8 sq. metres (320.2 sq. feet)



## PROPERTY INFORMATION

Council Tax Band - B  
Property Tenure - Freehold



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

## 18 Hatton Gardens, Kington

### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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