



Holters
Local Agent, National Exposure

2 Kings Court, Presteigne, Powys, LD8 2AJ

Offers in the region of £250,000

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Settle onto your throne at 2 Kings Court, which is a beautifully presented, 3 bedroom, terraced house, offering a low maintenance rear garden, off road parking, a garage/store and is positioned in a popular cul-de-sac on the edge of Presteigne, close to the Welsh/English border.

Key Features

- Mid-Terrace Modern House
- 3 Bedrooms
- Impressive Kitchen/Diner
- Immaculately Presented
- Low Maintenance Rear Garden
- Private Off Road Parking & Garage/Store
- Part of a Popular Cul-De-Sac
- Approx. 0.5 Miles from Town Centre
- Edge of Town Location Near Playing Fields, School & Leisure Centre

The Property

Holters are delighted to offer the opportunity to purchase this beautifully maintained, mid-terraced house located within a popular modern cul-de-sac on the edge of the market town of Presteigne (Llanandras), close to the Welsh/English border, which in 2024 was once again named as one of the best small towns to live in by the Sunday Times.

Built in 2002 and situated amongst a number of other similarly aged 3-4 bedroom homes, No.2 Kings Court has many desirable features to include 3 bedrooms, an impressive high quality kitchen/diner, a driveway providing off road parking, a useful garage/store, a low maintenance rear garden and immaculately presented accommodation. In addition, the property has modern UPVC double glazed windows and external doors.

For new owners with children the dwelling is suitably positioned just a mere stones throw away from the towns playing/sports fields, secondary school and leisure centre/swimming pool and slightly further afield (approximately half a mile) lies the vibrant High Street

with its many independently owned shops and facilities.

Inside, the ground floor accommodation is made up of an entrance lobby, a useful downstairs W.C/wash room with space and plumbing for a washing machine and tumble dryer, the stunning kitchen/diner with stairs rising off to the first floor and separate doors opening to an understairs storage cupboard and the living room, which has a door leading out to the rear garden. On the first floor, a landing area gives way to the bathroom, another useful storage cupboard and all 3 bedrooms. Bedroom one benefits from a built-in wardrobe and distant countryside views.

Outside, a driveway provides off road parking and leads to the garage/store. A passageway to the right side of the property leads to a gate which allows access into the low maintenance rear garden, which is installed with artificial grass and has well-defined fenced boundaries, gravelled borders and a paved seating area at the back of the garden which poses as a pleasant spot to relax within the warmer months of the year.

An efficient property to heat and run, No.2 Kings Court could be a superb family home for children to grow up in, or perhaps a spacious house near to shops and other facilities for buyers to retire to.

The Town

Presteigne sits alongside the River Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury,

surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and places to visit to satisfy a whole variety of tastes. The High Street, most unusually these days, has a good range of individual shops, restaurants, pubs, hotel and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events. The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters, has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrew's Football Club, Presteigne Bowling Club, Cricket Club



and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Christ College in Brecon. There are 6 separate colleges including Newtown College, Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students. Additionally, plans are now in progress to create, from scratch, a new University in Hereford.

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 C. Charge for 2024/25 is £1,801.61.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

Kington - Approximately 7 miles

Knighton - Approximately - 7 miles

Leominster - Approximately - 14 miles

Ludlow - Approximately - 19 miles

Llandrindod Wells - Approximately - 21 miles

Hereford - Approximately - 22 miles

What3words

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.

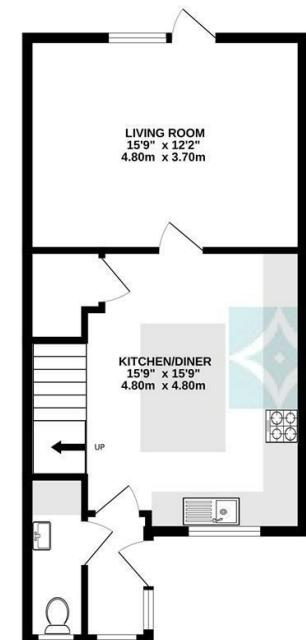
Consumer Protection

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.

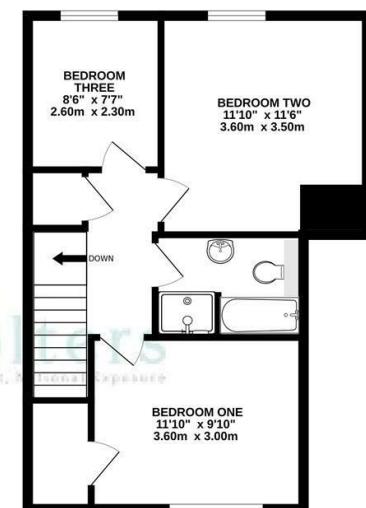
Money Laundering Regulations

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.

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, floors, windows, rooms and any other items are approximate and not representative of the actual property. This plan is for indicative purposes only and must not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

England & Wales EU Directive 2002/91/EC



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