



22 Bookers Edge, Newport Street, Hay-On-Wye, HR3 5FF

Asking price £130,295



Holters
Local Agent, National Exposure

22 Bookers Edge, Newport Street, Hay-On-Wye, HR3 5FF

A beautifully presented, modern, 2 bedroom house offering a south-east facing rear garden, off road parking and is an affordable unit, sold with a discount off the open market value. Interested parties will require a local connection and be assessed by Herefordshire Council.

Key Features

- Mid-Terraced Modern House
- Affordable Unit, Sold With a Discount Off the Open Market Value
- Local Connection Required and Assessed By Herefordshire Council
- Ideal Starter Home
- 2 Double Bedrooms
- Beautifully Presented Accommodation
- Stylish Kitchen & Bathroom
- Pleasant, South-East Facing Rear Garden
- Edge of Popular Town Location
- Designated Off-Road Parking for 2 Vehicles

The Property

No.22 Bookers Edge is a 2 bedroom terraced house found on the edge of the popular market town of Hay-on-Wye, which lies on the rural Herefordshire/Powys border surrounded by beautiful countryside and rolling hills for as far as the eye can see.

Built in 2019, this modern house could be an ideal starter home and is classed as an Affordable unit and is being sold with a discount off the open market value which will stay in perpetuity. Applicants will be required to live or work (or both) locally to be considered for this low-cost affordable property and an assessment to ensure you qualify will be carried out by Herefordshire Council.

The front door opens into the entrance hall, which has separate doors opening into the downstairs W.C, the living room and the kitchen, whilst stairs rise up to the first floor accommodation. The living room has space for a three-piece-suite and additional furnishings, a door opening to an understairs storage cupboard and French doors leading outside to the rear garden. The kitchen is fitted with an array of matching wall and base units, fitted appliances and also houses the 'Worcester' combi boiler. On the first floor, a landing area gives way to the 2 double bedrooms and the bathroom, which is installed with a matching white suite of W.C, wash basin and a panelled bath with shower over. Bedroom one also has the benefit of a built-in wardrobe/cupboard.

At the back of the house, the south-east facing rear garden is paved and laid to lawn with well-defined fenced boundaries and raised beds. The patio area immediately at the back of the house poses as an ideal spot to relax/entertain within the warmer months of the year. Beyond the rear garden, a gate leads out to the shared parking area, where there is designated parking for 2 vehicles.

The Location

Encompassed by stunning scenic countryside with rolling hill tops, crop fields and pasture land stocked

with sheep and cattle as far as the eye can see, the area of Hay-on-Wye is renowned for its outstanding natural beauty and is found within the Brecon Beacon National Park. As a whole, the area is a haven for nature enthusiasts and those of an active disposition including walkers and cyclists, plus many more and present a variety of outdoor pursuits.

Positioned directly on the English/Welsh border, Hay-on-Wye sits alongside the picturesque River Wye and stakes claim to an annual, world famous literary festival and is often described as "the town of books", and the National Book Town of Wales. The vibrant town centre offers an extensive range of independently owned shops and facilities from butchers and deli's to boutiques and of course second hand book shops. There is also a post office, dentists, doctors surgery, chemist, bakeries, a variety of sports clubs, a builders merchants, as well as a good selection of coffee shops, restaurants and pubs. There is a Co Op supermarket on the edge of the town, a primary school, library and a local farmers market, which runs every Thursday. Further afield, larger supermarkets, leisure facilities and transport links via bus or railway stations can be found in Kington, which is 12 miles north, Brecon, which is 15 miles south-west and the Cathedral city of Hereford, which is 19 miles east.



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

Herefordshire Council - Band B.

Service Charge

There is an annual Service Charge of approx. £354 per annum for maintenance of landscaping/unadopted road (February 25).

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Agents Note

This property is classed as an Affordable unit and is being sold with a discount off the open market valuation. The discount will stay in perpetuity. In order to be considered eligible to purchase this property, Herefordshire Council will carry out an assessment to ensure you qualify. Please email housingdevelopment@herefordshire.gov.uk in the first instance.

What3Words

unrated.legs.arrives

Nearest Towns/Cities

- Kington - Approximately 12 miles
- Brecon - Approximately 15 miles
- Hereford - Approximately 19 miles
- Builth Wells - Approximately 19 miles
- Leominster - Approximately 23 miles

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.

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.

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 vendor 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.



