



22A Kinsley Road, Knighton, LD7 1EA

Price £150,000



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A detached house set over 3 storeys with 2 double bedrooms, 2 bathrooms and 2 reception rooms. Available with no upward chain, this well presented property has off road parking, a south-facing garden and is found on the edge of town and offered at a reduced 60% value.

- Detached House
- 2 Reception Rooms inc. Open-Plan Kitchen/Diner
- Off Road Parking & a South-Facing Rear Garden
- Edge of Town Location, which Adjoins Woodland
- Set Over 3 Storeys
- Property is Subject to a SECTION 106 (See Agents Notes)
- Available with No Upward Chain
- 2 Double Bedrooms & 2 Bathrooms
- Well Presented & Spacious Accommodation
- Approx. 350 Yards to Railway Station

The Property

Introducing No. 22A Kinsley Road, which is a detached, modern house built in 2011 and located on the outskirts of the market town of Knighton (Tref-y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Available with no upward chain, the property offers spacious and well presented accommodation set across 3 storeys and has 2 double bedrooms, 2 bathrooms and 2 reception rooms, including a sizeable open-plan kitchen/diner and an impressive first floor reception room with balcony. Outside, the property benefits off road parking and a south-facing rear garden. Please note, the property is sold subject to a Section 106 Agreement and is offered at a reduced 60% rate. Please see 'Agents Notes' for more details.

No. 22A Kinsley Road enjoys an edge of town position and directly adjoins Kinsley Wood, with the lane itself leading straight into the beautiful surrounding countryside. Conveniently situated approximately 350 yards from the railway station and around half a mile from the vibrant town centre with its many independently owned shops and facilities, the property is also found close to the famous Offa's Dyke National Path, as well as a number of other popular local walks.

Inside, the accommodation is arranged over 3 floors and is approached via timber steps which lead up to the entrance hall, positioned on the middle floor. From here, stairs rise to the sizeable first floor reception room, which features a vaulted ceiling, exposed timbers

and doors opening out onto a balcony enjoying an elevated outlook. Stairs also lead down to the ground floor, where there are 2 double bedrooms and a shower room. Both bedrooms feature built-in storage. Separate doors from the entrance hall open into the bathroom and the open-plan kitchen/diner, which provides ample space for dining and everyday use.

Outside, the rear garden is south-facing and is a pleasant spot to relax within the warmer months of the year. The garden is largely laid to lawn and also includes a raised bed and fenced boundaries. To the front/side of the property there is off road parking, along with a useful shed and an external store positioned beneath the entrance steps housing the boiler.

The Location

22A Kinsley Road is found approximately 0.5 miles from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town

offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Heating

The property has the benefit of gas fired central heating.



Services

We are informed the property is connected to all mains services.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band A.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Presteigne – Approximately 7 miles
Kington - Approximately 12 miles
Bishops Castle - Approximately 13 miles
Llandrindod Wells - Approximately 19 miles
Ludlow - Approximately 19 miles
Newtown - Approximately 21 miles
Builth Wells - Approximately 26 miles
Hereford - Approximately 31 miles
Shrewsbury - Approximately 38 miles

Agents Notes

Please note, the property is subject to a Section 106 Agreement and is offered at a reduced 60% of open market value. This restriction will remain in place for any future sale. All interested parties must apply and be approved by Shropshire Council and will need to meet their criteria, which typically includes having a local connection (such as living, working or having close family nearby), not owning another property and demonstrating that the purchase is affordable based on their income.

What3words

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Referral Fees

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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 (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

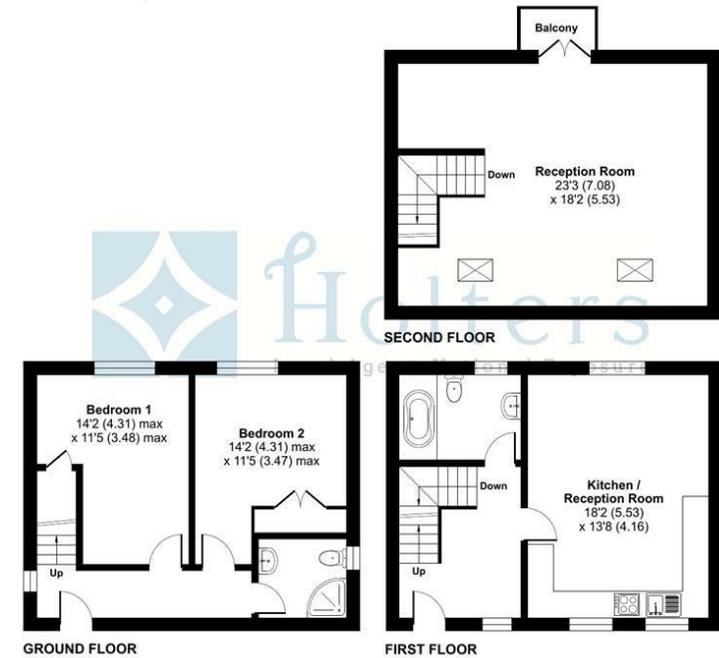
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Approximate Area = 1269 sq ft / 117.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1429395

