



 SAMUEL WOOD



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30 Seven Acres, Knighton, Powys, LD7 1LF
Offers In Excess Of £250,000



****Recently reduced**** Samuel Wood are delighted to offer for sale this spacious 4 bedroom detached bungalow offering flexible accommodation with views over Kinsley Wood and the beautiful Powys countryside. The property is located in a popular residential market town of Knighton, close to local amenities, public houses, local nearby park and schools within catchment. Having a driveway and off road parking for a number of vehicles and private garden to front and side. EPC Rating 'E'

- Spacious Four Bedroom Bungalow
- Popular Residential Location
- Spacious Reception Room
- Driveway Off-Road Parking

Entrance Hall

Laminate flooring to carpeted flooring, door to front with double glazed glass, storage cupboard and access to all rooms.

Cloakroom W.C.

with WC, hand basin in white, double-glazed window, laminate flooring.

Living Room

Carpet flooring, double glazed window to side, double glazed double doors to rear and wood burning stove

Kitchen

Fitted contemporary kitchen comprising of base units, wall units, drawers, display units and tiled splash backs. With tile flooring, double glazed window to side, built in ceramic electric hob with hood, electric oven, provision for white goods, double glazed door to side of property with privacy glass.

Bedroom 1

Carpet flooring, double glazed window to front

Bedroom 2

Carpet flooring, double glazed windows to front and side (dual aspect)

Bedroom 3

Laminate flooring, double glazed windows to the side of the property and 4 panel clear glazed internal door

Bedroom 4/Reception Room

Laminate flooring, double glazed windows to the rear of the property and storage radiator.

Bathroom

Tiled flooring, double glazed window to side with privacy glass, white bath, hand basin & WC. Spotlights and tiled walls

Outside

Externally the property benefits from a shingle (gravel) driveway leading to the house and sheds, with a side gate and lawn to the rear of the property with hedges for privacy.

Garden

Rear garden features patio, decking area, lawn area with trees and shrubs. Views over Kinsley Wood and the beautiful Powys countryside

Services

We understand that the property has electric storage heating, mains electricity, mains water and mains drainage.

Local Authority

Powys County Council

Council Tax

Band: E

Tenure

We understand the tenure is Freehold.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage and Financial Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Viewings

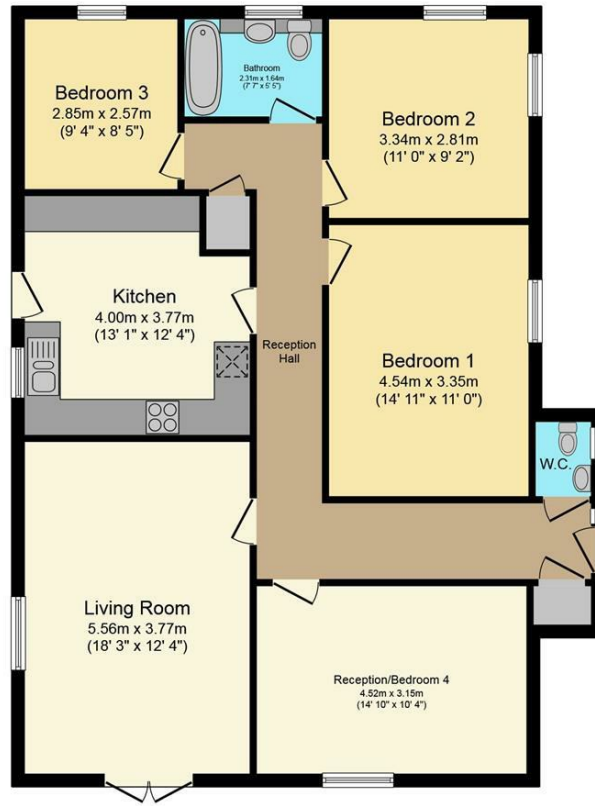
Contact the Craven Arms Office 01588 672728 or Ludlow Office on Tel: 01584 875207

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235



Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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