

## 5 Walnut Gardens, Kington, Herefordshire, HR5 3DN

Asking Price £118,000

A two-bedroom semi-detached leasehold bungalow situated within a retirement complex for the over 60s (or 55+ with a registered disability), offered for sale with no onward chain. Requiring modernisation throughout, the accommodation briefly comprises Entrance Porch, Living Room/Dining Room Kitchen, Two Bedrooms and Shower Room. The property further benefits from a private, low-maintenance level rear garden and allocated parking to the front. EPC E



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The property comprises the following accommodation (measurements are provided for identification only):

### Location

Walnut Gardens is conveniently located within easy reach of Kington's town centre and local supermarket. Kington offers a range of independent shops, cafés, pubs and essential services, including a doctor's surgery, pharmacy and post office. The town benefits from regular bus services to surrounding towns and villages. The charming town of Presteigne lies approximately 6 miles away, whilst the historic market town of Leominster is around 16 miles to the east. The cathedral city of Hereford is approximately 20 miles away, offering a wider range of shopping, healthcare facilities and transport links.

### Accommodation

Entering through the front door into the entrance porch with further door leading into the living room. The living room has a UPVC double glazed window to the front, is a well-proportioned room and features a central electric fireplace. The kitchen is fitted with a range of base and wall-mounted units, stainless steel sink drainer and space and plumbing for electric oven, washing machine and fridge freezer. There is a storage cupboard with shelving, space for a small table and chairs, vinyl floor covering, a double glazed window overlooking the rear and a UPVC double glazed door with large glazed panel providing access to the rear garden.

From the kitchen, the inner hallway provides access to the loft space and features an airing cupboard with slatted shelving and hot water tank, with doors leading off to the bedrooms. Bedroom One is a double room with a UPVC double glazed window to the front. Bedroom Two is a single room with a UPVC double glazed window to the rear overlooking the garden. The shower room has a UPVC double glazed window with obscure patterned glass to the rear and comprises a low level flush WC, pedestal wash hand basin and shower cubicle.

The property, although cosmetically dated and requiring some updating, offers an ideal opportunity for a purchaser to improve and modernise to their own taste, which is reflected in the asking price.

### Garden

To the front of the property there is a lawned area, side access leads to the rear garden, which enjoys a perimeter pathway, lawned area with in-situ vegetable plots, and well-stocked flower and shrub borders. The garden is enclosed by wooden fencing to the rear.

### Parking

Allocated parking space to the front





### Further information

No onward chain

Leasehold Term 999 years from 25/10/1988

Leasehold home on managed scheme

Ground Rent- 2026 TBC.  
2025- £212 per month

For age 60+ or 55+ with disability

As part of the scheme, potential purchasers are required to meet the residency criteria and submit an application and interview prior to an offer being accepted. A monthly service charge is payable to cover site management and maintenance.

**SERVICES:** We are informed that the property is connected to Mains electric, water and drainage

**HEATING:** Economy 7 heating

**NOTE TO BUYERS:** AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band C, set under Herefordshire Council.

**TENURE:** We are informed that the property is of leasehold Tenure.

**DIRECTIONS:** From McCartneys Kington office, proceed along High Street and continue onto Church Street. Turn right by The Swan Inn and follow the road around, where the entrance to Walnut Gardens will be found on the right-hand side.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01547 528621

**Opening Hours:** Mon-Fri: 9:00 am - 5:00 pm

**Details Last Updated:** Wednesday, 03 June 2026

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP  
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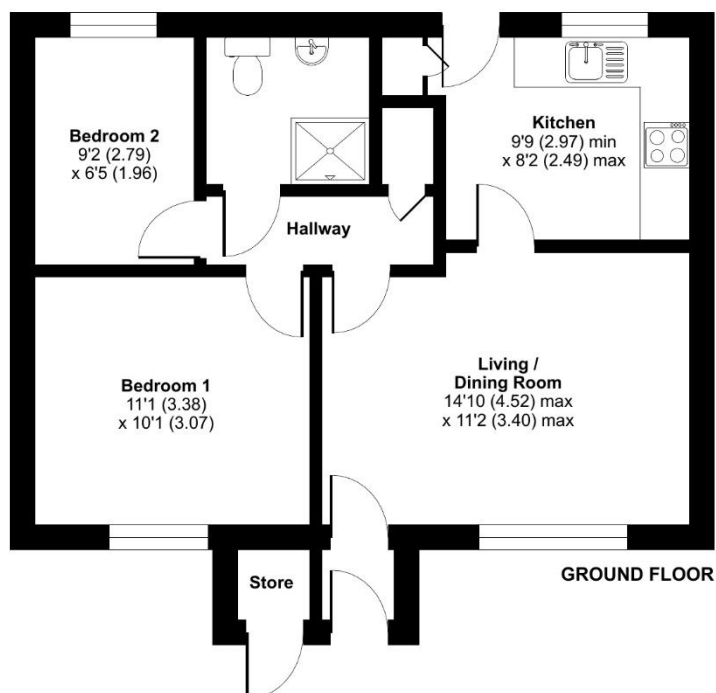
### Walnut Gardens, Kington, HR5

Approximate Area = 532 sq ft / 49.4 sq m

Outbuilding = 7 sq ft / 0.7 sq m

Total = 539 sq ft / 50.1 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 87 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      | 51 E    |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1467772