



1 Walnut Gardens, Kington, Herefordshire, HR5 3DN

Offers in the Region of £137,000

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A well-presented and recently modernised two-bedroom mid-terrace bungalow, situated within a popular retirement complex for residents aged 60 and over (or 55 and over with a registered disability). The accommodation briefly comprises an entrance hall, fitted kitchen, reception room, bathroom, wet room and two bedrooms. Externally, the property benefits from a low-maintenance, level rear garden, providing an attractive and manageable outdoor space. The property offers comfortable, accessible living in a convenient and welcoming community setting.

Walnut Gardens is conveniently located within easy reach of Kington's town centre which offers a range of independent shops, pubs and essential services, including a doctor's surgery and a pharmacy. The town benefits from a regular bus service to surrounding towns and villages. The larger town of Presteigne is six miles away with the Cathedral City of Hereford being twenty miles away which offers a wider range of shopping, healthcare facilities and transport links.



Walk Inside

Upon entering the property, you are welcomed directly into the recently renovated kitchen, which has been fitted with a range of modern wall and base units incorporating a stainless steel sink and drainer positioned beneath a large window. There is space and plumbing for an oven and hob, washing machine, tumble dryer and fridge freezer. The room is finished with a practical vinyl floor covering.

Leading through from the kitchen is a hallway benefiting from two useful built-in storage cupboards, providing excellent storage space.

The hallway opens into the living room, a bright and welcoming space featuring a large bay window overlooking the front of the property, allowing an abundance of natural light to flood the room. An electric fireplace provides an attractive focal point.



An inner hallway leads to the bathroom and wet room. The bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, whilst a frosted window provides natural light and ventilation.

The wet room has been designed with accessibility in mind and comprises a shower, wash hand basin and WC, offering practical and convenient facilities.

To the rear of the property are two generously sized double bedrooms, both benefiting from fitted wardrobes. Bedroom One enjoys direct access to the rear garden via a uPVC glazed door with adjoining side windows, creating a pleasant outlook and easy access to the outdoor space.

Bedroom Two is another well-proportioned double bedroom with a window overlooking the rear garden and further benefits from fitted wardrobes.



Walk Outside

To the front of the property is a level lawned garden with a tarmac pathway leading to the entrance, together with paved borders surrounding the property, creating an attractive and well-maintained approach.

The rear garden provides a pleasant and manageable outdoor space, ideal for relaxing and enjoying the surroundings. The garden features a level lawn complemented by a generous patio seating area, perfect for outdoor dining or entertaining. Raised flower beds to either side add colour and seasonal interest, whilst timber fencing encloses the garden, providing a good degree of privacy.

A pathway extends from the front of the property along the side elevation, leading to a rear access gate and offering convenient access between the front and rear gardens. A perimeter pathway around the lawn further enhances the practicality and ease of maintenance of this attractive outdoor space.

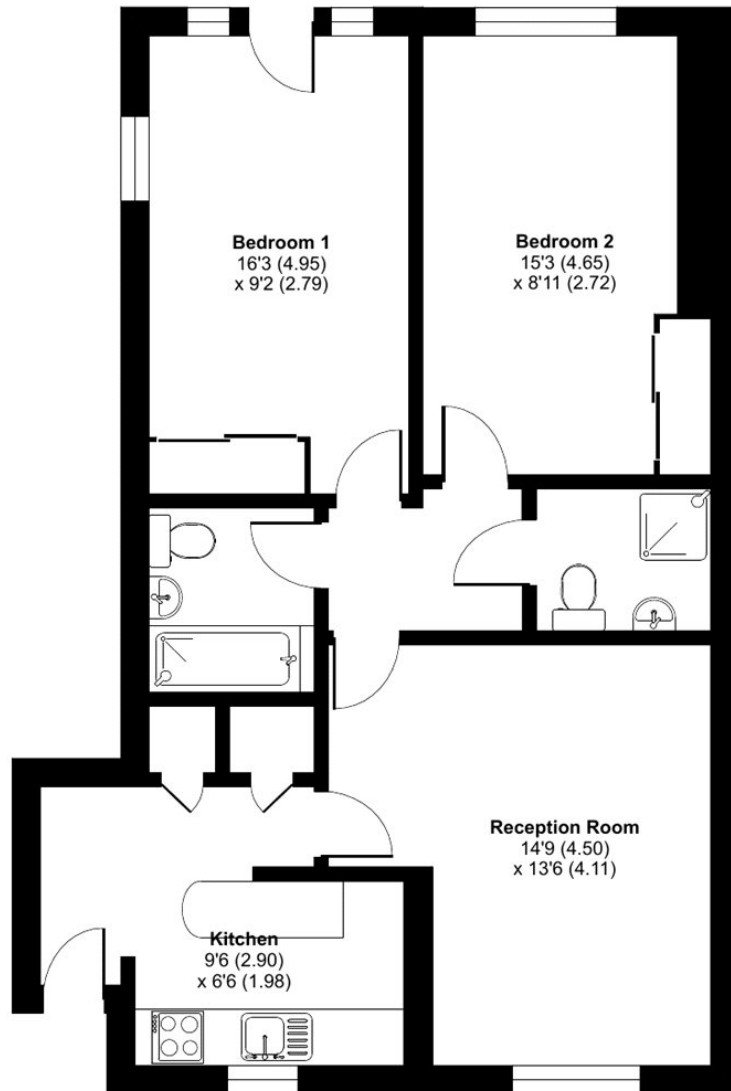
Parking - There is allocated parking for one vehicle to the side of the property.



Walnut Gardens, Kington, HR5

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



General

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.

Please Note: Probate has been applied for and is currently awaited.

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

HEATING: Economy 7 heating

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

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link;
www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

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.

REFERRAL FEES:

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Thursday, 25 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.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

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