



Holters

Local Agent, National Exposure

**2 The Holmes Erwood, Powys, LD2 3EQ**

**Offers in the region of £175,000**



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## 2 The Holmes Erwood, Powys, LD2 3EQ

A charming three bedroom semi-detached family home! A great opportunity for a first time buyer or investment!

### Key Features

- Pleasant Three Bedroom House
- In a Popular Village Location
- No Upward Chain
- Well Maintained
- Modern Bathroom
- Well Presented Kitchen
- Enclosed Rear Garden
- Potential for Off Road Parking (subject to gaining an necessary permissions)
- The is an option to purchase by separate negotiation a garage (two available) on the opposite side of the close.
- EPC - E

### The Property

2 The Holmes is a pleasant three bedroom, semi-detached house that is located in a popular village location, a great opportunity to acquire a lovely family home or a great investment opportunity.

From the hall you initially turn left into the lounge, as all of the house the room is well presented and has a double glazed window which overlooks the front garden. An open archway leads into the dining area and this room spans the width of the property and is open plan to the kitchen. The

kitchen is fitted with ample wall and base units with an integrated sink, electric oven and hob. From the kitchen and dining room there are windows overlooking the rear garden. Accessed off the kitchen is a useful utility room with an entrance door to the side.

The first floor accommodation offers three bedrooms in total, two doubles and a single. From bedrooms one and three you have a nice outlook to the front with views the the surrounding countryside and from the second bedroom you overlook the rear garden. The family bathroom has been updated to offer a modern white suite with a shower over the bath with a separate WC to the side.

Externally the property has a large gravelled area to the front and this offers huge potential for an off road parking area (subject to gaining any necessary permissions). A paved path leads to to the front door and rear garden, which is mainly laid to lawn with a paved seating area and a garden shed.

### NOTE

The is an option to purchase by separate negotiation a garage (two available) on the opposite side of the close.

### The Location

Erwood is a rural village located in the Wye Valley surrounded by countryside. The village has a local pub and village hall which forms the centre of the local community. The village is located in what is arguably some of the most beautiful countryside in the United Kingdom. A 5-10 minute drive away is Builth Wells, it lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand, the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to



beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

**Nearest Towns**

- Builth Wells - 8 miles
- Hay-on-Wye - 12 miles
- Brecon - 13 miles
- Hereford - 34 miles

**Services**

We are informed the property is connected to mains water, electricity and drainage.

**Heating**

The property has the benefit of oil fired central heating.

**Council Tax**

Powys County Council - Band C.

**Tenure**

We are informed the property is of freehold tenure.

**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

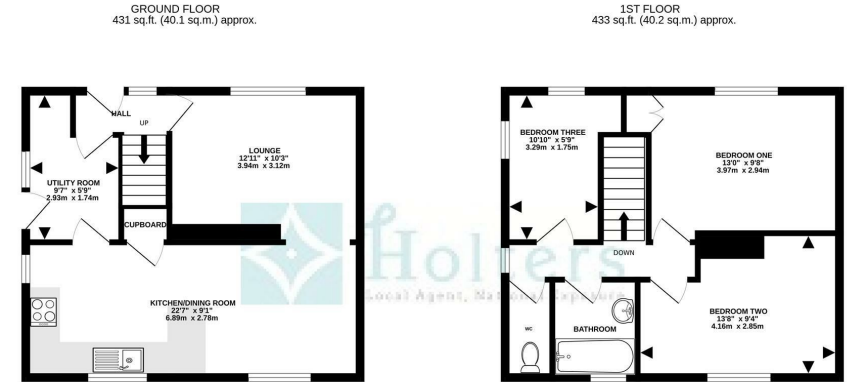
your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**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.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use occupation, and other details are given with responsibility and any intending purchaser 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 vendors or lessors do not make or give, and neither 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.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/04

