



12 The Holmes Erwood, Powys, LD2 3EQ

Offers in the region of £220,000



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The sale of 12 The Holmes is a fantastic opportunity to acquire a great family home, with a lovely rural outlook. With 3 bedrooms, parking, gardens and no upward chain.

Key Features

- Pleasant Three Bedroom House
- In a Popular Village Location
- No Upward Chain
- Well Maintained & Presented
- Large Conservatory
- Ample Off Road Parking
- Enclosed Rear Garden
- Modern Boiler
- Non Traditional Construction
- The is an option to purchase by separate negotiation a garage (two available) adjoining the rear Garden.
- EPC - TBC

The Property

12 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. The property is constructed of non-traditional construction and it may be difficult to secure a mortgage.

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 side hall with a ground floor WC and access the the conservatory which enjoys a nice outlook 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. From the second bedroom you overlook the rear garden with views the the surrounding countryside. The family bathroom offers a modern white suite with a separate WC to the side.

Externally the property has a large gravelled parking area to the side which leads to the front and side entrance doors. The front garden is lawn with mature plants and shrubs. To the rear

there is a large paved seating area and a paved path leads to a further lawn garden, with a garden shed and workshop which is connected to mains electricity.

NOTE

The is an option to purchase by separate negotiation a garage (two available) which adjoin the garden and workshop.

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. A company called Credit Safe provide Anti Money

Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Wayleaves, Easements and Rights of Way

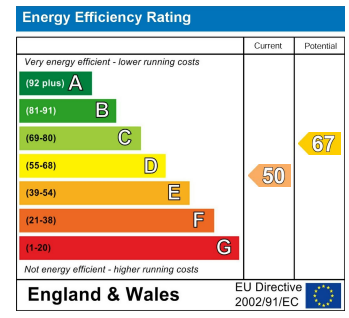
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 or occupation, and other details are given with responsibility and any intending purchaser or tenants should not rely on them as statements 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: 980 sq.ft. (91.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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