

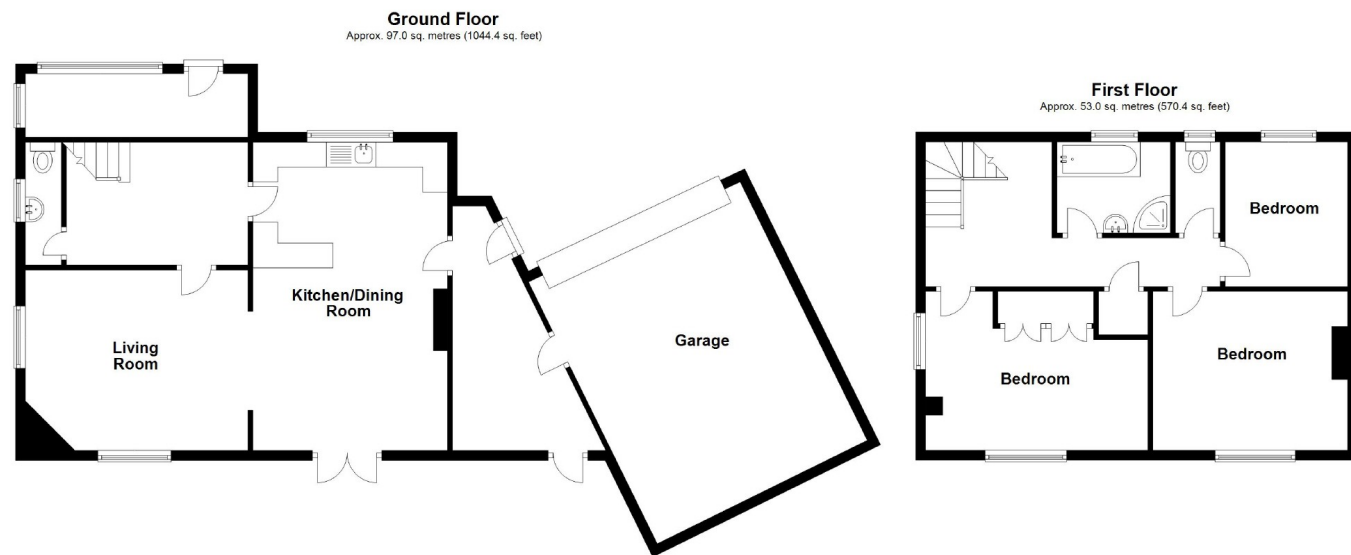
FOR SALE

Keppel House, Harrison Drive, Caerhowel, Montgomery, Powys, SY15 6JB



FOR SALE

Offers in the region of £375,000

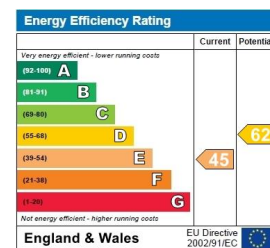


Total area: approx. 150.0 sq. metres (1614.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555 552

Welshpool office:
14 Broad Street, Welshpool, Powys, SY21 7SD
E. welshpool@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



Bath/Shower Room/s



- Views over the River Severn & Farmland
- LPG Calor Gas Central Heating
- Wood burning stove
- Refitted kitchen and bathroom
- Double garage
- Off road parking and gardens

Accommodation is as follows:

UPVC double glazed entrance door leading in to

Entrance Porch

4.39m x 1.27m (14'5 x 4'2)

Double glazed windows to front and both side elevations. Frosted double glazed entrance door with side windows providing access to

Entrance Hall

Stairs off, under stairs storage cupboard, central heating radiator

W.C.

Refitted with a wash hand basin set on vanity unit, low level W.C., tiled floor and walls. Frosted double glazed window to the side elevation

Lounge

4.47m x 3.71m (14'8 x 12'2)

Inset wood burning stove set on slate hearth, television point, central heating radiator, engineered oak floor covering. Double glazed windows to the side and rear elevations. Opening in to

Open Plan Kitchen/Dining Room

6.30m x 3.84m (20'8 x 12'7)

Kitchen:

Refitted with an oak Shaker style range of wall and base units. Electric hob and double oven, extractor canopy. Double glazed window to the front elevation. 1 ½ bowl stainless steel sink drainer unit, integrated washing machine and fridge. Engineered oak floor covering

Dining Area:

Double glazed French doors with side windows overlooking the rear garden. 2 central heating radiators, television point.

There is a door from the kitchen leading out to a side conservatory area with double glazed windows to the rear elevation. Double glazed rear access door. Frosted double glazed door to the front, storage cupboard. Access door to garage

Garage

5.72m x 4.75m (18'9 x 15'7)

Shelving, power and light and electrically operated up and over door

Landing

Double glazed windows to the front and side elevation, loft access, wall light, thermostat heating controls, central heating radiator. Cupboard housing LPG gas fired boiler

Bedroom 1

4.04m x 3.15m (13'3 x 10'4)

Double glazed window to the rear elevation with views over the River Severn and farmland beyond. Central heating radiator. Double glazed window to the side elevation

Bedroom 2

4.45m x 3.18m (14'7 x 10'5)

Double glazed window to the rear elevation with views over the River Severn and surrounding farmland beyond. Central heating radiator. Double glazed window to the side elevation. Built in wardrobes with louvred doors

Bedroom 3

2.95m x 2.46m (9'8 x 8'1)

Double glazed window to the front elevation, central heating radiator

Bathroom

Refitted with a walk in corner shower, wash hand basin set on vanity unit. Bath, heated chrome towel rail. Frosted double glazed window to the front elevation. Tiled walls

W.C.

With wall mounted wash hand basin set on vanity unit, low level W.C., frosted double glazed window to the front elevation, tiled walls

Externally

To the front the property has tarmac off road parking, lawned area, pedestrian side access gate. Entrance canopy. Double garage, paved area

To the rear the property has a granite paved patio seating area, lawned area, stocked borders, LPG calor gas tank, courtesy lights and a lawn which wraps around to the side of the property.

The property offers a private rear aspect with gardens reaching down to River Severn and views stretching over the farmland beyond

Services

It is understood that mains electricity, water and drainage are connected to the property. None of these services

have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

The property is in Band 'F'

Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@hallsgb.com

Directions

The postcode for the property is SY15 6JB. What3words reference is: tiptoes.access.monitors

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com