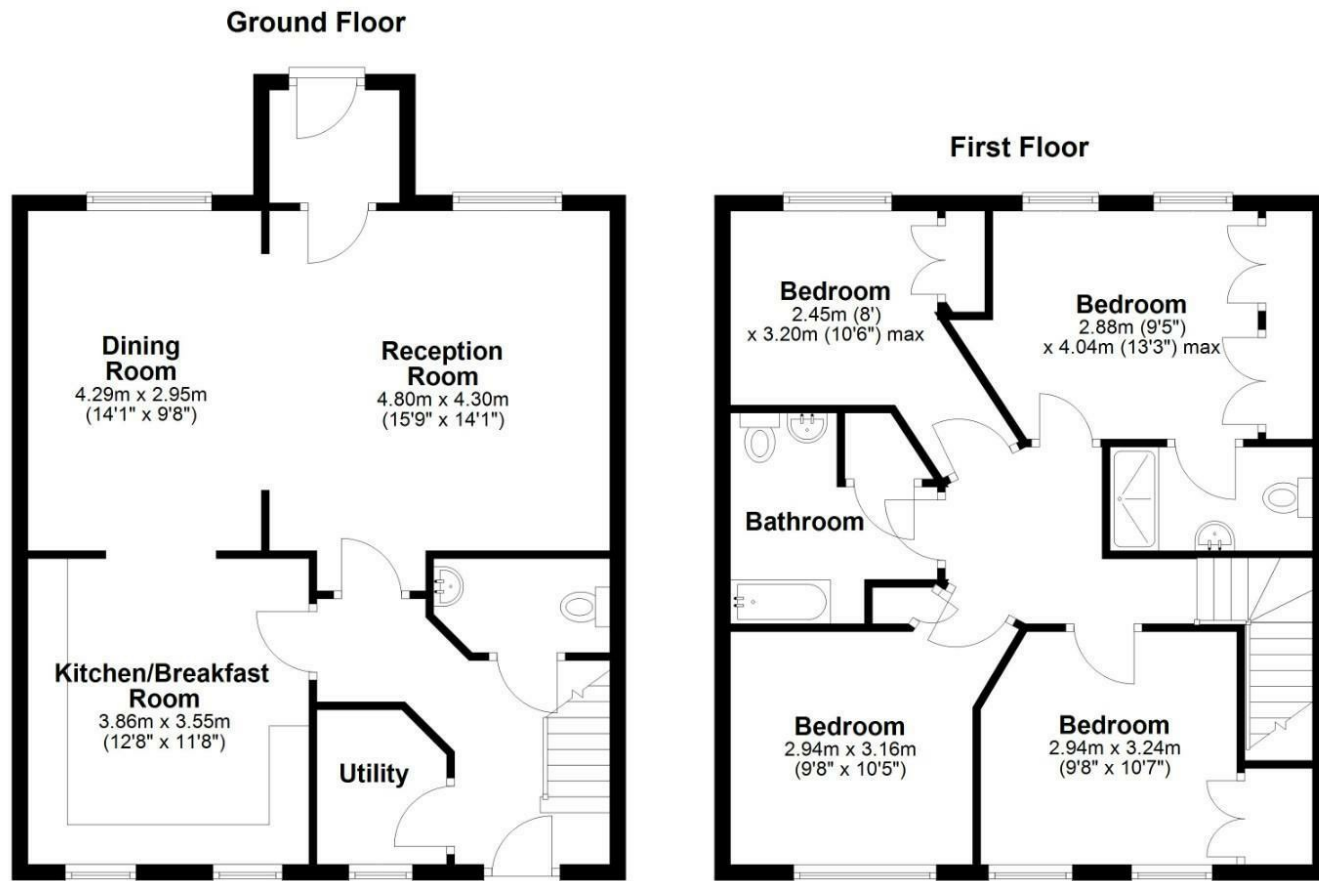
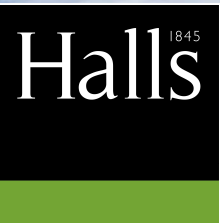


FOR SALE

4 Mortimer Road, Montgomery, Powys, SY15 6UP



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.



FOR SALE

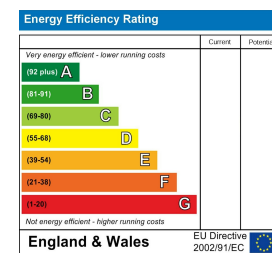
Offers Over £345,000

4 Mortimer Road, Montgomery, Powys, SY15 6UP

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.

Energy Performance Rating



Situated in the popular town of Montgomery this generously proportioned and well presented four bedroom property has the benefit of oil fired central heating, double glazing, off road parking and solar photovoltaic panels. The accommodation comprises entrance hall, lounge with inset wood burning stove, dining room, kitchen, utility, W.C., landing, master bedroom with en suite and built in wardrobes, three further bedrooms and family bathroom. Viewing advised.



01938 555 552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular Location in Montgomery
- Attractive Terraced Property
- Four Generous Sized Bedrooms
- Lounge with Wood Burning Stove
- Easy Maintained Gardens
- Viewing Highly Recommended

**Kitchen**

12'6 x 11'6  
Fitted with a range of Oak fronted wall and base units with laminate work surfaces, oil fired boiler, rangemaster electric oven and hob, stainless steel extractor canopy, one and a half bowl stainless steel sink drainer unit with mixer tap. Two double glazed sash windows to the rear elevation, integrated dishwasher, integrated fridge/freezer, tiled splashbacks, tiled floor, central heating radiator, under unit lighting spotlights.

**Rear Hallway**

Frosted double glazed access door, stairs off, telephone point, central heating radiator, tiled floor, wall light point, thermostat heating control.

**W.C.**

Wash hand basin set on vanity unit with storage cupboard, central heating radiator, low level W.C., tiled floor, extractor fan, shaver point.

**Utility**

7'3 x 5'5  
Fitted with Oak fronted base units with stainless steel sink drainer unit, double glazed sash window to the rear elevation, extractor fan, plumbing and space for washing machine, tiled floor, tiled splashbacks, recessed spotlights.

**Landing**

Wall light point, loft access.

**Bedroom One**

11'7 x 9'8  
Two double glazed sash windows to the front elevation, two built in double wardrobes, central heating radiator, telephone point.

**En-Suite**

With walk in double shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., extractor fan, recessed spotlights, tiled walls, heated towel rail, wood laminate floor covering.

**Bedroom Two**

9'7 x 8'5  
Double glazed sash window to the front elevation, central heating radiator, built in double wardrobe, television point.

**Bedroom Three**

12'6 x 9'6  
Two double glazed sash windows to the rear elevation, built in double wardrobes, central heating radiator, telephone point.

**Bedroom Four**

10'1 x 9'5  
Double glazed sash window to the rear elevation, television point, central heating radiator, storage cupboard.

**Family Bathroom**

Bath with mixer tap with electric shower over and screen, wash hand basin set on vanity unit, low level W.C., shaver light, shelved airing cupboard, recessed spotlights, extractor fan, part tiled walls, heated towel rail.

**Externally**

To the front the property has gated pedestrian access pathway to the front door which is gravelled to either side with lavender planted borders.

To the rear there is gated fenced rear garden, with tarmacked off road parking for two cars, lawned area with stocked borders, oil tank, tap, external power socket, courtesy lights, there is additional parking area with two sheds and wood store.

**Agents Notes**

The property is fitted with solar photovoltaic panels.

**Services**

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'D'

**Viewings**

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

**Directions**

Postcode for the property is SY15 6UP

What3Words Reference is ///patrolled.repeats.devoured

**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.halls.gb.com  
www.rightmove.co.uk  
www.onthemarket.com