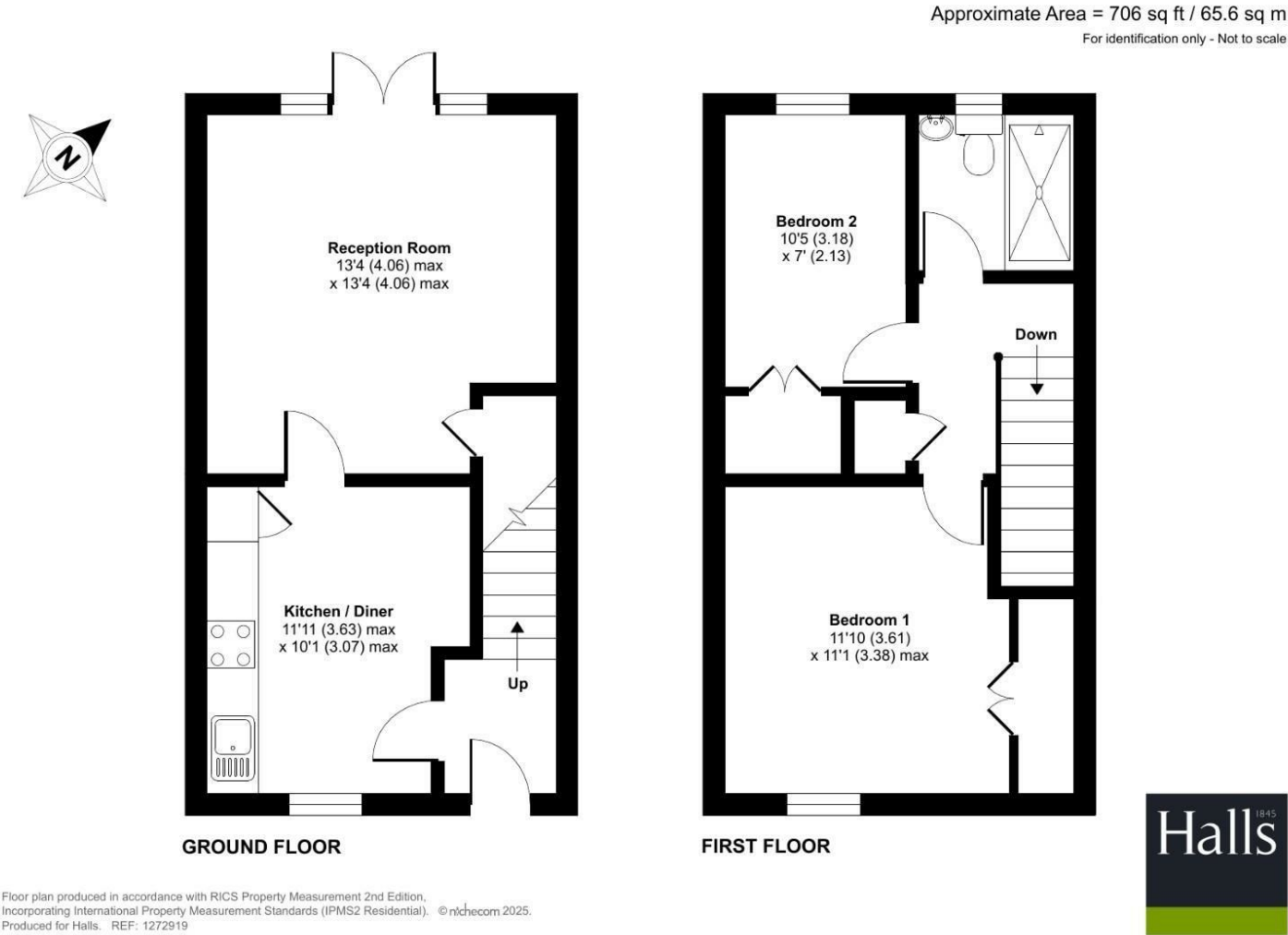


FOR SALE

1 Manor House Close, Montgomery, SY15 6UN



FOR SALE

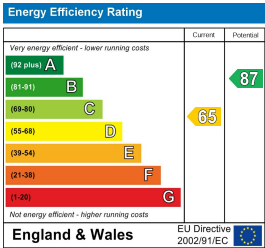
Offers in the region of £175,000

1 Manor House Close, Montgomery, SY15 6UN

**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



No Onward Chain- Two bedroom end of terrace property situated in the popular town of Montgomery. The accommodation comprises entrance hall, kitchen/diner, lounge with French doors to the rear, landing, two bedrooms and shower room. The property has off-road parking to the rear, double glazing and electric heating. The property does require general modernisation.



01938 555 552

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



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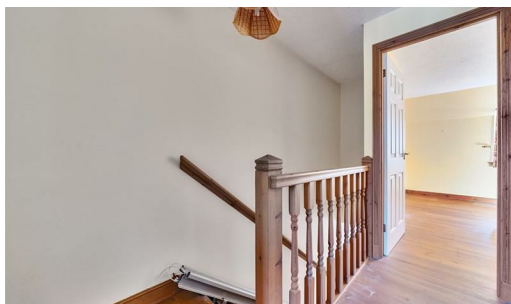
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two bedroom end of terrace property
- Situated in the popular town of Montgomery
- Accommodation includes kitchen/diner, lounge with French doors and shower room
- Off-road parking to the rear
- The property does require general modernisation
- No onward chain

Frosted double glazed entrance door to

**Entrance Hall**

Wall mounted storage heater, stairs off, exposed timber floor, fuse board.

**Kitchen**

Fitted with a range of wall and base units, laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, double glazed window to the front elevation, space for electric cooker, space for fridge freezer, wall mounted storage heater, exposed timber floor, extractor canopy, tiled splashback, door to

**Lounge/ Dining Room**

Double glazed French doors with side windows leading to rear elevation, wall mounted storage heater, exposed timber floor, under stair storage cupboard.

**Landing**

Loft access, airing cupboard, exposed timber flooring.

**Bedroom One**

Double glazed window to front elevation, exposed timber flooring, wall mounted storage heater, built-in double wardrobe with hanging rail.

**Bedroom Two**

Double glazed window to rear elevation, exposed timber floor, wall mounted storage heater, built-in double wardrobe with hanging rail.

**Shower Room**

Walk-in electric shower, pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation, extractor fan, wall mounted electric heater.

**Externally**

To the front, the property has gated pedestrian access from the road and pathway to front door, garden area, courtesy light. To the rear of the property there is a paved seating area with steps down to allocated parking area, courtesy light.

**Agents Notes**

This property is for sale with no onward chain.

**Services**

Mains electricity, water and drainage 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 'C'

**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 6UN

What3Words Reference is working.prepped.shrub

**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](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)