

FOR SALE

17 Park Avenue, Kerry, Newtown, Powys, SY16 4DA



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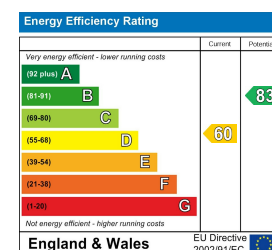
Asking Price £175,000

17 Park Avenue, Kerry, Newtown, Powys, SY16 4DA

**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 - Situated in the popular village of Kerry this semi detached house comprises entrance hall, lounge/dining room, extended kitchen, landing, two bedrooms and bathroom. The property is situated on a corner plot with wrap around lawned garden, double glazing, oil fired heating, gravelled driveway parking and single garage to the rear.



01938 555 552

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



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Residential / Fine Art / Rural Professional / Auctions / Commercial





1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Semi detached two bedroom house
- Situated in the popular village of Kerry
- Comprises lounge/dining room, extended kitchen, two bedrooms and bathroom
- Corner plot with wrap around lawned garden, double glazing and oil fired heating
- Gravelled driveway parking and single garage to the rear
- No onward chain

UPVC double glazed entrance door leading to

**Entrance Hall**

Stairs off, radiator, smoke alarm.

**Lounge/ Dining Room**

18'9 x 11'9

L-shaped. Two double glazed windows to front elevation, two radiators, television point, double glazed French doors to the rear.

**Kitchen**

8'8 x 7'9

Fitted with a range of wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, one and a half bowl stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, space for fridge, tiled splashbacks.

**Further Kitchen Area**

8'9 x 6'3

Range of wall and base units, laminate roll top work surfaces, space for fridge freezer, radiator, tiled splashbacks, double glazed door and window to the rear.

**Landing**

Loft access, double glazed window to side elevation.

**Bedroom One**

14'2 x 9'9

Two double glazed window to the front elevation, radiator, three shelved storage cupboards.

**Bedroom Two**

9'4 x 7'8

Double glazed window to the rear with views over football pitch and valley beyond, radiator.

**Bathroom**

Fitted with a coloured three piece suite, pedestal wash hand basin, low level W.C., bath with electric shower over and screen, frosted double glazed window, extractor fan, shaver point, radiator, part tiled walls, wall mounted electric heater.

**Externally**

The property has gardens to three sides. To the front there is a lawned garden with stocked borders, entrance canopy, courtesy light. To the side there is an oil fired boiler, outside tap, lawned area and further stocked borders, oil tank. To the rear there is gravelled off-road parking, single garage measuring at 18'2 x 9'6 with up and over door, loft access, recess spotlights, power and light, UPVC side access door.

**Agents Notes**

This property is offered for sale with on 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@hallsgb.com

**Directions**

Postcode for the property is SY16 4DA

What3Words Reference is stale.disengage.toolbar

**Money Laundering**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)