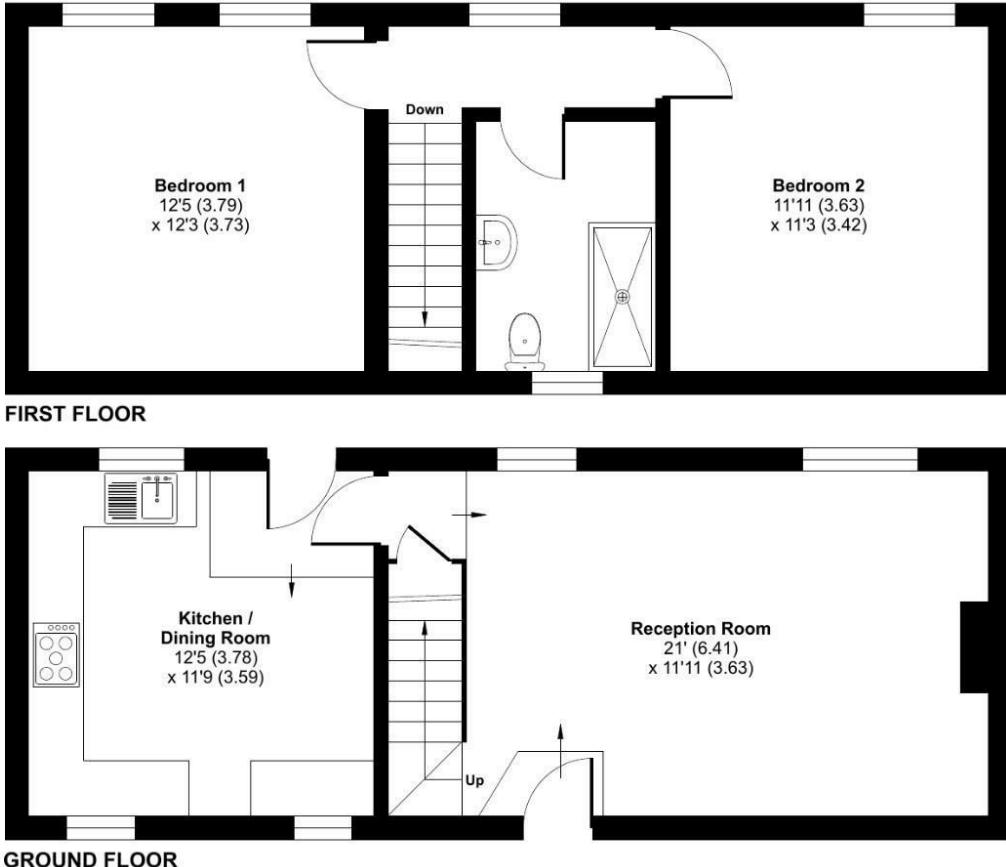


FOR SALE

Oakfield Cottage, Gaol Road, Montgomery, Powys, SY15 6QR

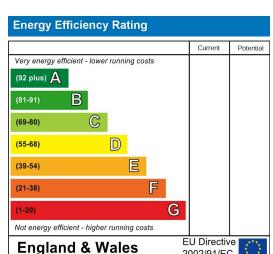


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1350855

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



Halls¹⁸⁴⁵

01938 555552

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



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FOR SALE

Offers in the region of £220,000

Oakfield Cottage, Gaol Road, Montgomery, Powys, SY15 6QR

A Grade II listed cottage situated within the old Montgomeryshire prison walls and close to the centre of the popular market town of Montgomery. The cottage has been fully refurbished including a new roof and insulation. The property has oil fired central heating and a wood burning stove and outside there are 2 parking spaces and a rear courtyard garden. The property is offered for sale with no onward chain.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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- For sale with no onward chain
- Situated in the popular market town of Montgomery
- Refitted shower room
- Oil fired central heating
- Rear courtyard garden
- 2 parking spaces available

Panel glazed entrance into

Lounge

With wood burning stove set on brick hearth with stone sides and timber mantelpiece, television point, two sash windows to rear elevation with secondary glazing, two central heating radiators, stairs off, thermostat heating controls, smoke alarm, under stairs storage cupboard, original door opening into

Kitchen/ Dining Room

Fitted with a range of wall and base units with laminate roll top work surfaces, stainless steel sink drainer unit with mixer tap, Belling Classic range cooker, extractor canopy over, Worcester boiler, two double glazed, panelled glazed windows to front elevation, panelled glazed window to rear elevation, plumbing and space for washing machine, space for fridge freezer, wall mounted fuse board, door to rear courtyard/garden, tiled splash backs, central heating radiator.

Landing

With central heating radiator, sash window with secondary glazing to the rear elevation, smoke alarm.

Bedroom One

Two panelled glazed windows to rear elevation with secondary glazing, central heating radiator, television point, king size bed, shelved storage cupboard, bedside table.

Bedroom Two

Panelled glazed window to rear elevation with secondary glazing, central heating radiator, television point, triple wardrobes, chest of drawers.

Bathroom

Refitted with a modern white suite comprising of low level W.C., pedestal wash hand basin, walk in shower with dual attachment, screen, extractor fan, loft access, heated chrome towel rail, double glazed panel glazed window to the front elevation, two built in storage cupboards, shaver light.

Externally

To the front, the property has off road parking, slate chip covered area, oil tank, courtesy light and shed with wood store. To the rear, there is the original wall and brick wall fenced boundary surrounding a courtyard garden with slate chipping, raised decked seating area and pedestrian rear gate with right of access to Old Gaol Road.

Services

Mains electricity, water, drainage 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 'E'

Directions

Postcode for the property is SY15 6QR

What3Words Reference is visit.riddle.sometimes

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

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

www.rightmove.co.uk

www.onthemarket.com



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s