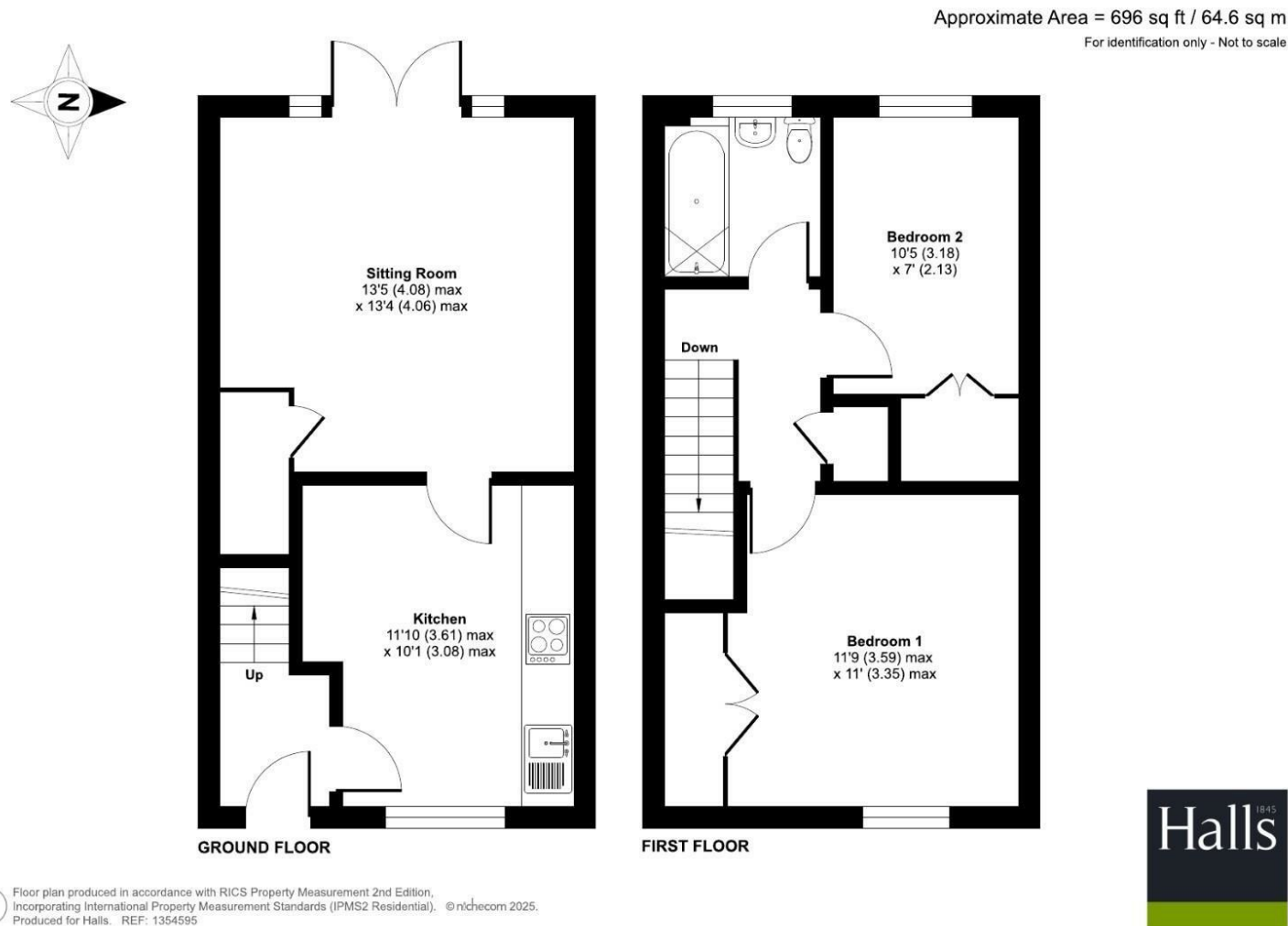
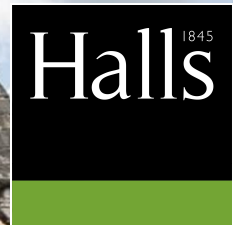


FOR SALE

4 Manor House Close, Montgomery, Powys, SY15 6UN

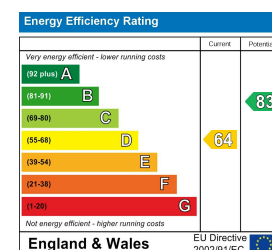


4 Manor House Close, Montgomery, Powys, SY15 6UN

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



This two bedroom end terrace property has been refurbished throughout and is situated in the popular town of Montgomery. The property is currently used as an AIRBNB and can be purchased fully furnished at no extra cost. The accommodation comprises of an entrance hall, refitted kitchen/diner, spacious lounge with French doors leading out to the rear paved seating area, landing, two bedrooms with built in double wardrobes and a refitted bathroom. The property benefits from electric heating, double glazing and two allocated parking spaces to the rear.

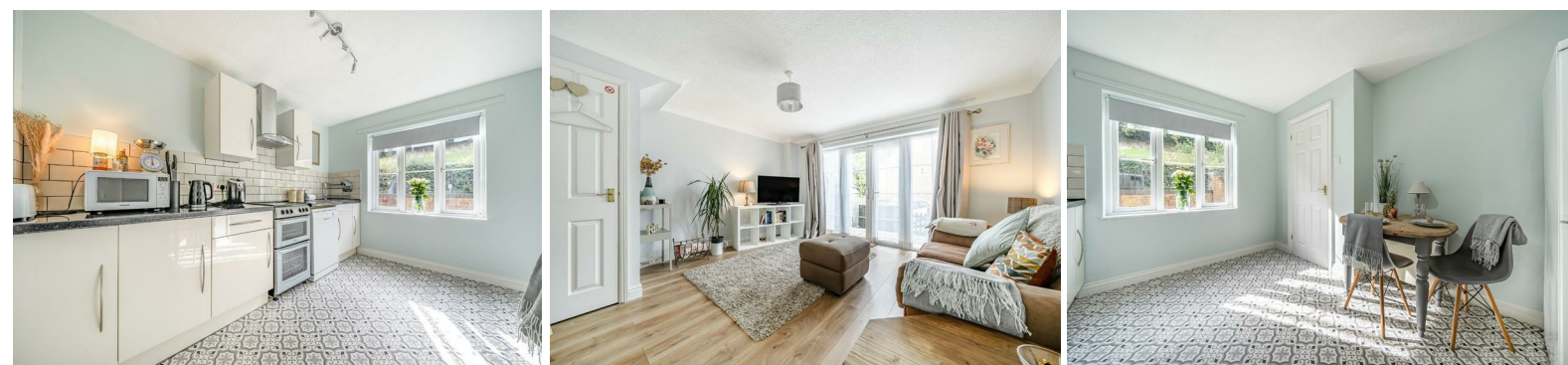


01938 555552

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



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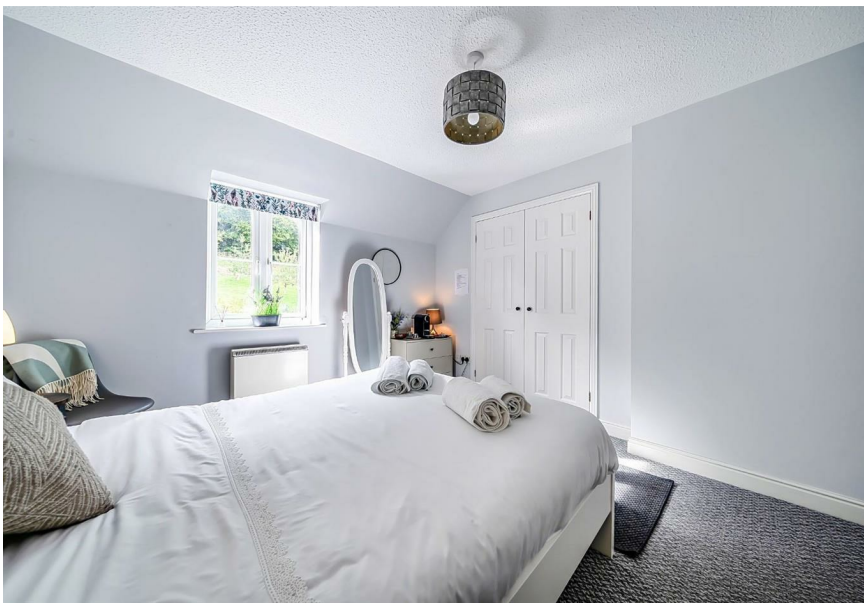
1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Fully refurbished two-bedroom end terrace property
- Located in the popular town of Montgomery
- Available fully furnished at no extra cost
- Refitted kitchen/diner and refitted bathroom
- Spacious lounge with French doors to rear paved seating area
- Two allocated parking spaces at the rear

Frosted double glazed entrance door leading into

Entrance Hall

Wood laminate floor covering, wall mounted electric heater, stairs off, smoke alarm, fuse board.

Kitchen/ Dining Room

Refitted with a modern range of cream high gloss wall and base units with laminate work surfaces, smoke alarm, stainless steel sink drainer unit with mixer tap, electric cooker, plumbing and space for washing machine, extractor canopy, tiled splashbacks, double glazed window to front elevation, space for fridge freezer, wall mounted electric heater, door to

Lounge

Double glazed French doors with side windows leading to rear patio entertaining area, wall mounted electric heater, wood laminate floor covering, under stairs storage cupboard, television point, Openreach socket.

Landing

Loft access, smoke alarm, airing cupboard.

Bedroom One

Double glazed window to front elevation, wall mounted electric heater, television point, built in double wardrobe with hanging rail.

Bedroom Two

Double glazed window to rear elevation, wall mounted electric heater, built in double wardrobe with hanging rail.

Bathroom

Refitted with a white suite comprising of bath with electric shower over and screen, low level W.C., pedestal wash hand basin, frosted double glazed window to rear elevation, extractor fan, wall mounted electric heater.

Externally

To the front of the property is a shared pedestrian access gate with the neighbouring property, lawned area and courtesy light. To the rear there are two parking spaces, pedestrian access gate, steps up to paved patio entertaining area, courtesy light, gravelled area with lawn to the side of the property.

Agents Notes

The property can be purchased fully furnished if required at no extra cost. The property is currently used as AIRBNB accommodation.

Services

Mains electricity, water, drainage and electric 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 'C'

Directions

Postcode for the property is SY15 6UN

What3Words Reference is bucked.long.courts

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