



Roger
Parry
& Partners

2 Myrtle Drive, Welshpool, SY21 7HZ



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£140,000

This 3 bedroom semi detached house is in need of total refurbishment and updating. Situated close to the town centre it has a garage and driveway, kitchen/diner and split level rear garden. NO ONWARD CHAIN.

ENTRANCE PORCH

7'6" x 4'4" (2.30m x 1.33m)
of uPVC double glazed construction. Door to:

LIVING ROOM

16'7" x 19'8" (5.08m x 6.01m)
Window and patio doors to the front enjoying views towards open countryside. Wooden fire surround with gas fire (not working). Wood effect flooring, radiator and staircase to the first floor. Door to:

KITCHEN/DINING ROOM

8'11" x 19'7" (2.72m x 5.97m)
Base cupboards with work surfaces over, stainless steel sink, two windows and door to the rear aspect and a radiator.

FIRST FLOOR LANDING**BEDROOM ONE**

10'6" x 11'5" (3.21m x 3.48m)
Window to front with views towards open countryside.

BEDROOM TWO

8'10" x 12'9" (2.71m x 3.90m)
Window to the rear.

BEDROOM THREE

13'3" x 8'0" (4.04m x 2.45m)
Window to front with views towards open countryside.

BATHROOM

Double width bath with electric shower over, low level W.C., pedestal wash hand basin and window to rear.

OUTSIDE**FRONT**

Laid to lawn with path to front door. Path to the rear.

GARAGE

17'6" x 7'10" (5.34m x 2.39m)
Up and over door (broken)

REAR

Patio entertainment area, steps to upper level - currently overgrown.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 16 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely
FLOOD RISK: Flooding from rivers: Very Low Risk
Flooding from the sea: Very Low Risk
Flooding from surface water and small watercourses: Very Low Risk

COUNCIL TAX BANDING

We understand the council tax band is D . We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



General Services:

Local Authority: Powys County Council

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Leave Welshpool on Salop Road and take first left into Gungrog Road passing the Hospital on the left hand side, at the cross roads continue across and take the 2nd left into Garreg Drive and at the top turn right into Myrtle Drive and the property can be found on the left hand side as indicated by our For Sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.