



Roger
Parry
& Partners

34 Mount Street, Welshpool, SY21 7LW



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£125,000

This attractive 2 bedroom Grade II listed cottage is situated within an easy walk of the town centre and oozes character and charm. Set over 3 floors the cottage is in need of some remedial work and would be ideal for investors. **CASH BUYERS ONLY. NO ONWARD CHAIN.**



ENTRANCE

Wooden front door to:

ENTRANCE VESTIBULE

Opening to:

LIVING ROOM

17'1" x 12'2" (5.21m x 3.72m)

Window to front aspect, feature fireplace with wood burning stove and wooden mantle, exposed beams, wood effect flooring, staircase to the first floor and opening to:

KITCHEN

9'1" x 9'6" (2.78m x 2.91m)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, one and a half bowl stainless steel sink with mixer tap under a window overlooking the rear courtyard, part tiled walls, space for cooker, fridge and washing machine, wood effect flooring and stable door to the rear.

FIRST FLOOR**LANDING**

Window to the rear aspect, exposed beams and staircase to the second floor.

BEDROOM TWO

8'11" x 14'4" (2.72m x 4.37m)

Built in double wardrobe, exposed beams, radiator and window to the front aspect,

BATHROOM

White suite comprising panel bath with separate shower over and glazed screen, low level W.C., vanity wash hand basin with mixer tap and cupboards below, radiator, heated towel rail, part tiled walls, exposed beams and window to the rear aspect.

SECOND FLOOR**BEDROOM ONE**

14'6" x 16'8" (4.42m x 5.08m)

With a vaulted ceiling, exposed beams and uPVC double glazed window to the side aspect,

OUTSIDE**REAR COURTYARD**

Gate to the side of the property leading to the back door and the rear courtyard which is laid to gravel with outside light and a wall to the boundary. Useful storage cupboard.

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 17 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low. Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Very Low.

COUNCIL TAX BANDING

We understand the council tax band is C. 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.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Powys County Council

Council Tax Band: C

EPC Rating: D

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:

From the town centre walk up Broad Street and the property can be found just past Chapel Street on the right hand side.

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 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.