





**5 Mill Place, Brook Street, Welshpool, SY21 7ND  
£145,000**

This recently decorated 2 bedroom town house has a sitting room, kitchen/dining room, an enclosed rear garden, outside W.C. and communal parking to the rear. Gas central heating and uPVC double glazing. Offered with NO ONWARD CHAIN.

**ENTRANCE**

Composite front door to:

**ENTRANCE HALL**

Staircase to the first floor and door to:

**SITTING ROOM**

With uPVC double glazed sash window the the front aspect, radiator, wooden fire surround with display plinth, cupboards and shelving to the sides. Wood and glazed door to:

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, stainless steel sink, part tiled walls, uPVC double glazed sash window to the rear, tiled floor, useful built in cupboard, radiator, space for cooker, further appliance space and wood and glazed door to the rear.

**COVERED REAR PORCH**

Door to:

**EXTERNAL CLOAKROOM**

With Low level W.C., wall mounted wash hand basin, window to rear, wall mounted cupboards and heater.

**FIRST FLOOR LANDING**

Hatch to loft.

**BEDROOM ONE**

Double cupboard over the stairs, radiator and uPVC double glazed sash window to the front.

**BEDROOM TWO**

Built in shelving, radiator and uPVC double glazed window to the rear aspect.

**BATHROOM**

White suite comprising pedestal wash hand basin, low level W.C., panel bath with separate Triton electric shower over, part tiled walls, radiator and uPVC double glazed sash window to the rear.

**OUTSIDE****REAR**

Enclosed rear garden with paving and central area of astro turf, flower and shrub border, wooden garden shed, outside tap and light and gate to the rear.

**BOILER CUPBOARD**

Brick built boiler cupboard housing the gas central heating boiler, wall mounted heater and window to the rear.

**COMMUNAL PARKING**

Situated to the rear of the property.

**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: Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Low Risk.

**COUNCIL TAX BANDING**

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

**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.



**Local Authority:** Powys County Council

**Council Tax Band:** B

**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:

From Welshpool town centre leave on Brook Street passing Ballards Garage. Pass Chapel Street on your left hand side and the property will be found in the terrace of houses on your left hand side as indicated by our For Sale board.

## Viewing arrangements

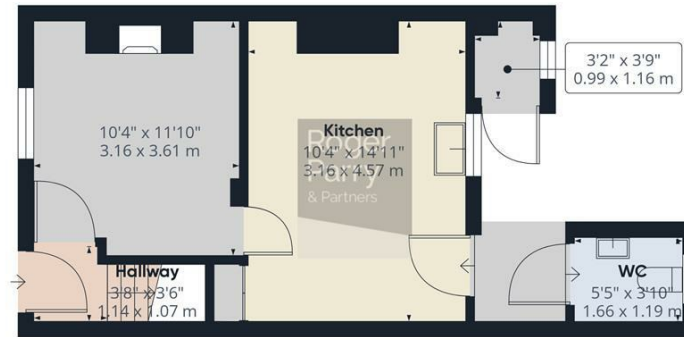
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

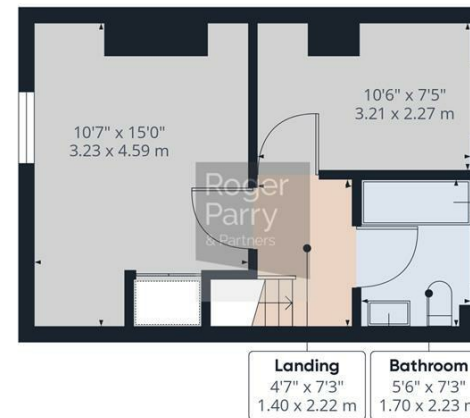
Please contact our Welshpool Office:

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

01938 554499



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
626.67 ft<sup>2</sup>  
58.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.