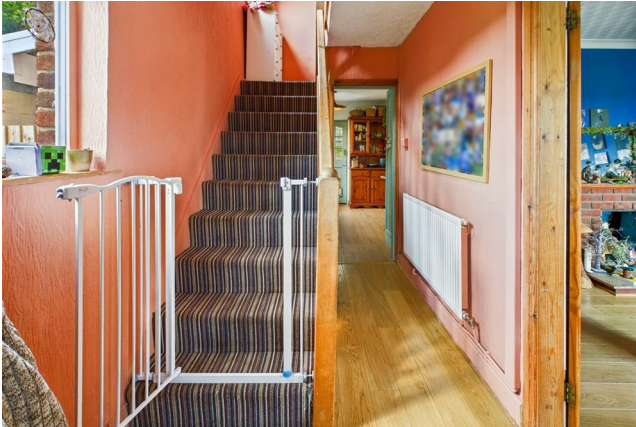






25 Woodside, Welshpool, SY21 7NG  
£185,000

This semi detached house has 2 bedrooms with bedroom 3/study area and a useful attic room. Situated on a corner plot which enjoys views across Welshpool. Located within easy reach of the shops and amenities that Welshpool has to offer.



**ENTRANCE**

Composite front door to:

**ENTRANCE HALL**

Wood effect flooring, staircase to the first floor with storage under, radiator and double glazed window to the side.

**LIVING ROOM**

Brick fireplace with granite hearth, radiator, wood effect flooring and patio door to the front aspect giving views towards countryside.

**KITCHEN/DINING ROOM**

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 sink with mixer tap, part tiled walls, 4 ring gas hob with oven under, plumbing and space for washing machine and dishwasher, breakfast bar, 2 double glazed windows and a stable door to the rear.

**FIRST FLOOR****LANDING**

Double glazed window to the side aspect.

**BEDROOM 1**

Built in double wardrobe, radiator and double glazed window to the front with views towards countryside.

**BEDROOM 2**

Built in single wardrobe, radiator and window to rear aspect overlooking the garden.

**BEDROOM 3/STUDY AREA**

Radiator, window to the front aspect with views towards countryside, wall mounted gas central heating boiler and staircase to attic room.

**BATHROOM**

Suite comprising pedestal wash hand basin, 'P' bath with Triton electric shower and glazed screen, tiled walls and floor, radiator and double glazed window to the rear.

**ATTIC ROOM**

Built in eaves storage, radiator and double glazed window to the side aspect with views towards countryside.

**OUTSIDE****FRONT**

Gate, path and steps up to the front door. Sloping gardens mainly laid to lawn.

**REAR**

Sloping lawned gardens. Covered area to the rear of the house.

**SIDE**

With useful brick storage sheds and covered path to the front. Area laid to gravel which enjoys far reaching views.

**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 C. We would recommend this is confirmed during pre-contact enquires.

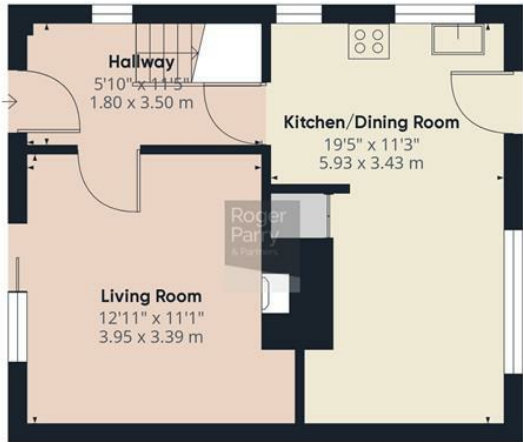
**SURVEYS**

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.

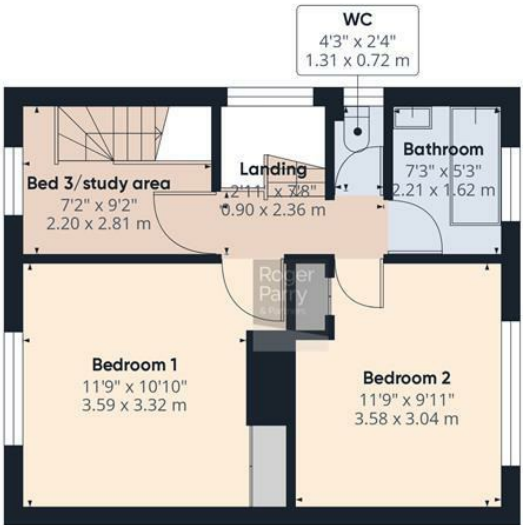
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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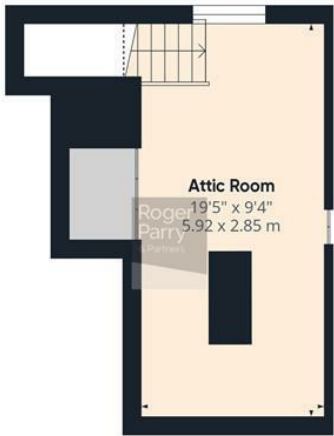
Floor Plan  
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>

994.03 ft<sup>2</sup>  
92.35 m<sup>2</sup>

Reduced headroom

0.07 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

**Local Authority:** Powys County Council

**Council Tax Band:** C

**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 on your left. Take the second right into Woodside, continue to the top and turn left where the property can be found at the end on the right 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 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.