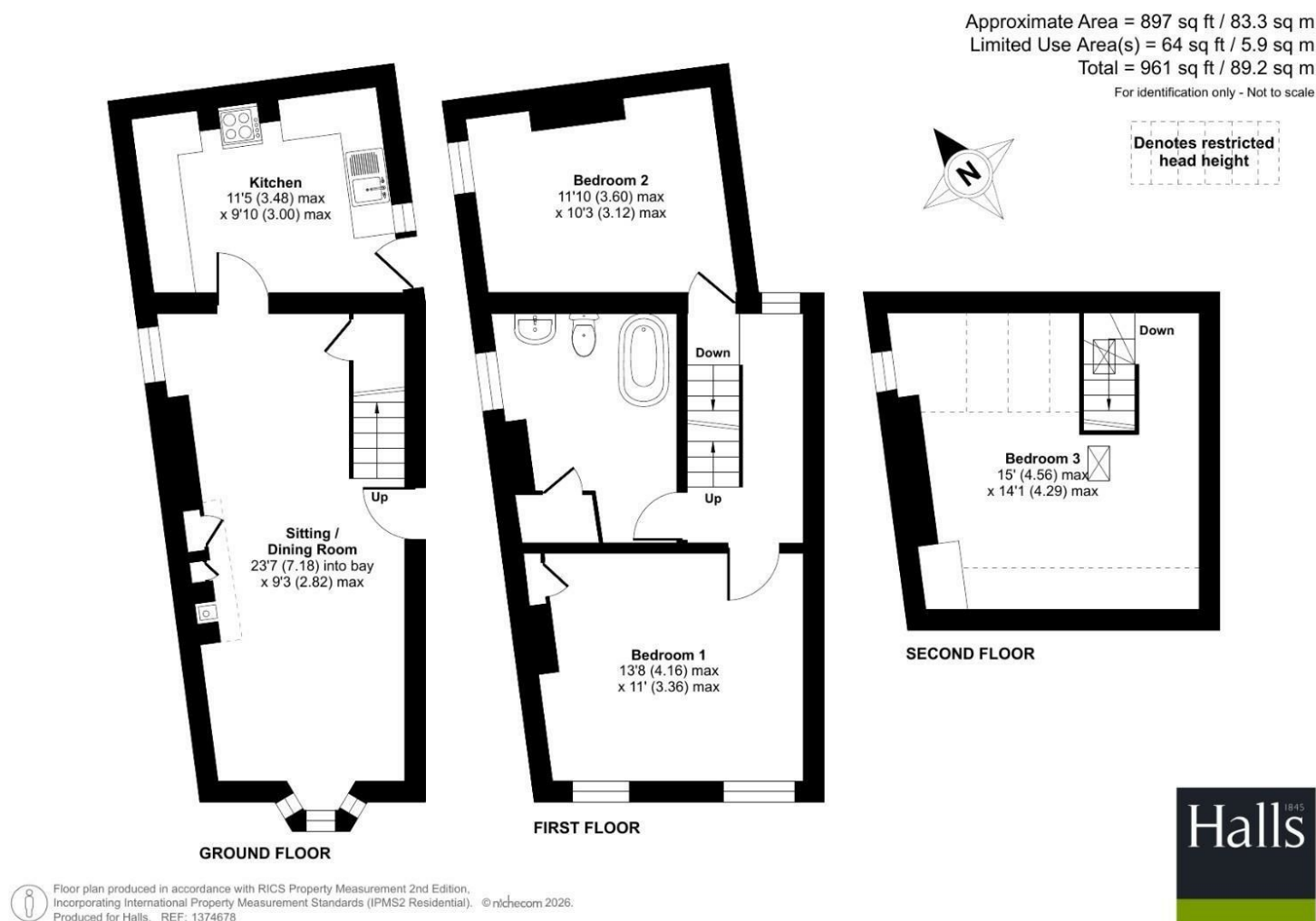
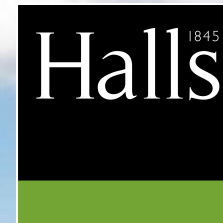


FOR SALE

1 Chapel Place, Arthur Street, Montgomery, Powys, SY15 6QZ

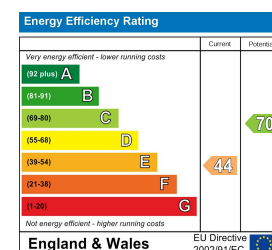


1 Chapel Place, Arthur Street, Montgomery, Powys, SY15 6QZ

**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



Situated in the popular town of Montgomery, this Grade II listed end terrace cottage boasts plenty of charm and character features. The property is only a short walk from the historic Castle and town square. The property is approached along a communal passageway and comprises of a lounge/dining room with original floorboards and inset wood burning stove, cellar, fitted cottage style kitchen with integrated fridge, landing with stairs up to attic bedroom/ office, two double bedrooms and bathroom. The property has a planted garden to the side, oil fired heating and is offered for sale with no onward chain.



01938 555552

Welshpool Sales

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



onTheMarket.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Grade II listed end-terrace cottage full of charm and character**
- **Located in the popular town of Montgomery**
- **Lounge and dining room with original floorboards and inset wood-burning stove**
- **Fitted cottage-style kitchen**
- **Planted side garden**
- **Offered for sale with no onward chain**

Timber entrance door leading from shared pathway to side, leading into

**Lounge**

Original floorboard, inset wood burning stove set on paved hearth, shelved alcove, storage cupboard, radiator, BT point, meter cupboard, double glazed bay window to front elevation.

**Dining Area**

Stairs off, storage cupboard, original ceiling beams and floorboards, radiator, double glazed window to side elevation, door to cellar.

**Cellar**

Dry lined with concrete floor.

**Kitchen**

Cottage style fitted with a range of wall and base units with wooden work surfaces, inset ceramic sink, space for electric cooker, Grant oil fired boiler, plumbing and space for washing machine, painted ceiling beams, exposed brick chimney breast, quarry tiled floor, radiator, tongue and groove panelling to part of walls, double glazed door and window leading to rear courtyard, integrated fridge.

**Landing**

Double glazed window to rear elevation, radiator, stairs off.

**Bedroom One**

Two double glazed sash windows to front elevation, exposed floorboards, built in storage cupboards, radiator.

**Bedroom Two**

Double glazed window to side elevation, radiator.

**Bathroom**

Bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, frosted double glazed window to side elevation, radiator, painted floorboards, shelved airing cupboard.

**Bedroom Three/ Attic Room**

Vaulted ceiling, double glazed roof light, double glazed window to side elevation, exposed floorboards, exposed beams.

**Externally**

To the side of the property is a pedestrian access gate, gravelled pathway and stocked borders containing a variety of flowers and shrubs.

**Agents Notes**

This is a postal route and there is a shared access to the rear of the row of terraces to the side of the property, to the rear of which is the property oil tank and access to the Lounge and Kitchen doors.

**Services**

Mains electricity, water, drainage and oil central 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 'D'

**Directions**

Postcode for the property is SY15 6QZ

What3Words Reference is handbook.workloads.depths

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)