



Roger
Parry
& Partners

14 Acorn Rise, Welshpool, SY21 7TX



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£250,000

A well presented 3 bedroom detached bungalow with en suite shower room, conservatory, garage, driveway and enclosed rear garden. The property enjoys far reaching views and is offered with NO ONWARD CHAIN.



ENTRANCE

Wood and glazed front door to:

Entrance Hall

Hatch to loft, radiator and built in airing cupboard with radiator.

BATHROOM

Suite comprising low level W.C, pedestal wash hand basin, panel bath, part tiled walls, wood effect flooring, shaver point and uPVC double glazed window to the side.

KITCHEN

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, integrated oven, 4 ring gas hob and concealed extractor hood, fridge and dishwasher, stainless steel sink with mixer tap under a double glazed window to the rear with far reaching views. Part tiled walls, radiator, wall mounted Worcester central heating boiler and wood effect flooring.

BEDROOM 1

Radiator, Upvc double glazed window to the side with views towards Powis Castle and built in wardrobe. Door to:

EN SUITE SHOWER

Low level W.C, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle. Radiator and wood effect flooring.

BEDROOM 3/DINING ROOM

Radiator and double glazed window to the rear with far reaching views.

BEDROOM 2

Radiator, double glazed window overlooking the garden and triple door wardrobe.

LIVING ROOM

With 2 radiators and double glazed patio doors to:

CONSERVATORY

Of brick and Upvc construction with radiator and French doors to the rear garden.

OUTSIDE**GARAGE**

Up and over door, power and light, plumbing for washing machine, window to side and door to rear.

FRONT

Block paved drive with raised flower and shrubs beds to one side and lawn with flower and shrubs to the other side. Gates and paths down both sides to the rear.

REAR

Paved patio, with raised flower and shrub bed, area of sloping lawn with mature shrubs, garden shed

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, drainage and water are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 9 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Very Low Risk. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



Approximate total area⁽¹⁾
101.1 m²
1088 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys County Council

Council Tax Band: E

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 continue up the Red Bank to the mini round about, take the right turning onto Brookfield Road, continue along taking the second turning left onto Acorn Rise, take the turning on the right hand side as indicated by our pointer. What3words:
clear.quoted.eyepieces

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.