ZJ&B
Zaza Johnson & Bath
Estate Agents

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22 Chestnut Drive, Middletown, Welshpool, Powys, SY21 8EY

£225,000

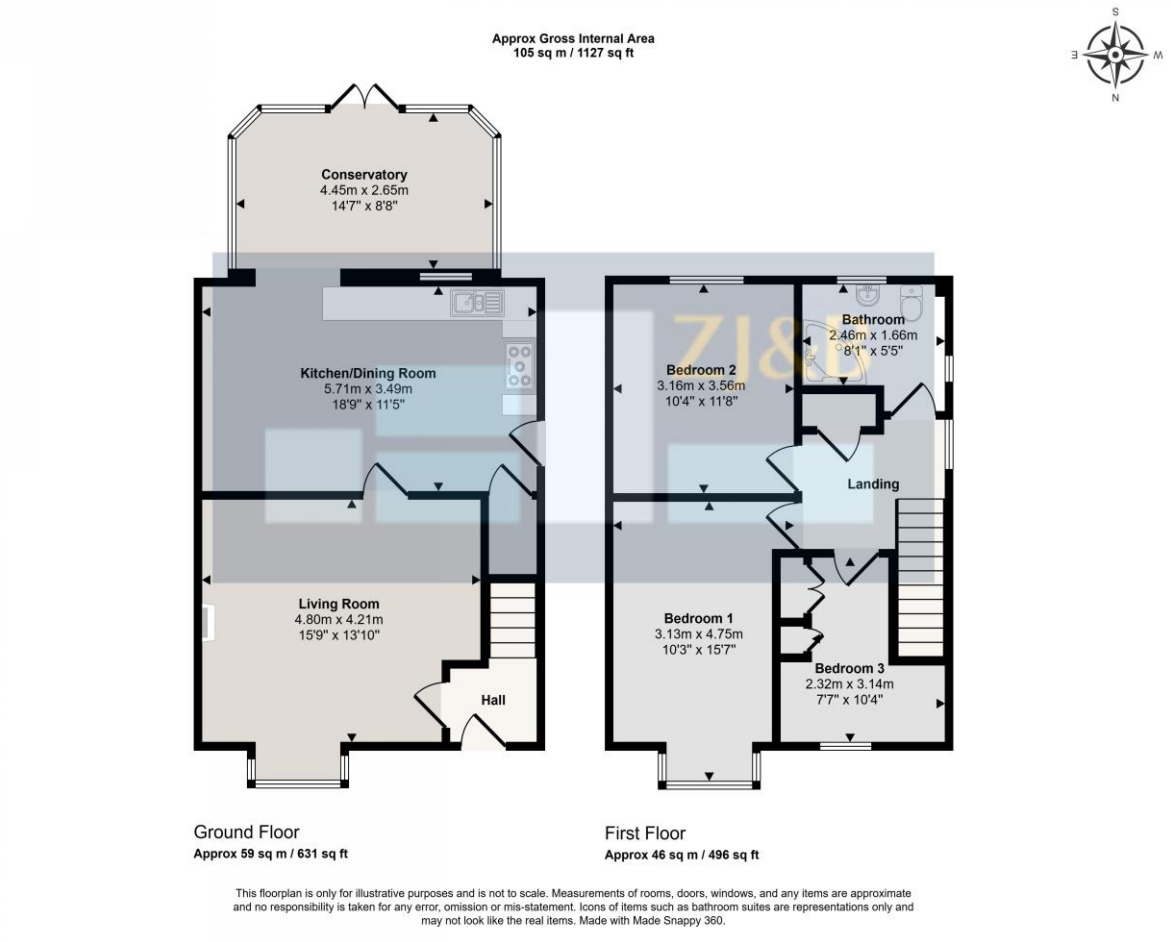
A 3-bedroom semi-detached home located in a popular village on the Welsh/English border.





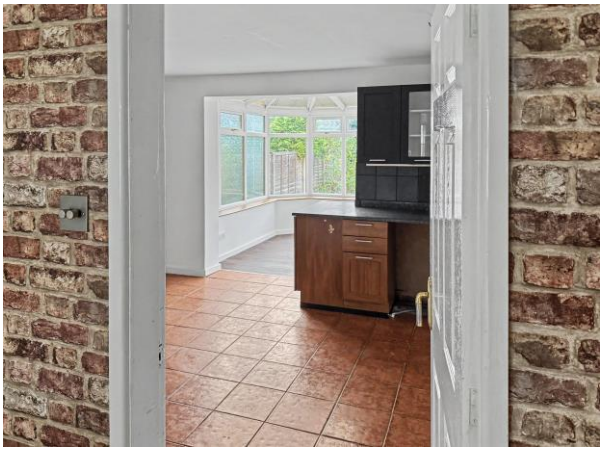


Located on the Welsh/English border in the village of Middletown. The village is surrounded by the Breidden Hills, which provide some of the best walks and views in the area. Middletown has a village hall, popular pub with restaurant and church, with an excellent primary school in the village of Trewern. The village enjoys a good bus service to Shrewsbury (approximately 12.5 miles and Welshpool 5 miles). When you visit the property, we feel you will be surprised by the value on offer. A canopied storm porch with a double-glazed door leads to the hall. The larger-than-average living room has a walk-in bay window and a door to the kitchen/dining room, providing a good range of units and an understairs cupboard, and there is a wide opening leading to a Victorian-style conservatory. From the hall, the staircase leads to the first floor where there are 2 double bedrooms, one overlooking Long Mountain and the other Middletown Hill and a well-equipped single bedroom with a range of fitted wardrobes. The bathroom has a corner bath, wash basin and WC. The property is approached over a wide tarmacadam driveway providing ample parking; the front garden is laid to lawn, and the rear garden is designed for easy maintenance with a sun terrace and spacious timber decking.



FLOOR PLANS FOR GUIDANCE ONLY



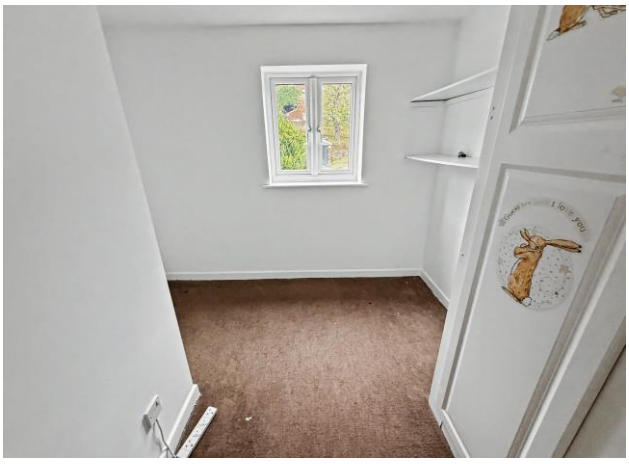




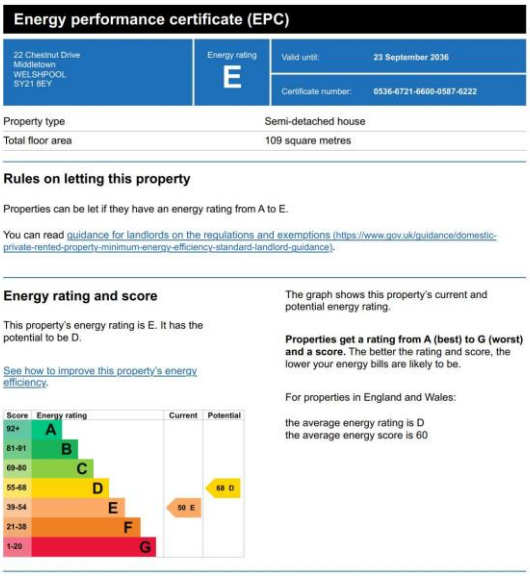












Energy performance certificate (EPC)

22 Chestnut Drive
Middletown
WELSHPOOL
SY21 8EY

Energy rating: **E**

Valid until: 23 September 2036

Certificate number: 0536-6721-6600-0587-6222

Property type	Semi-detached house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to improve this property's energy efficiency.

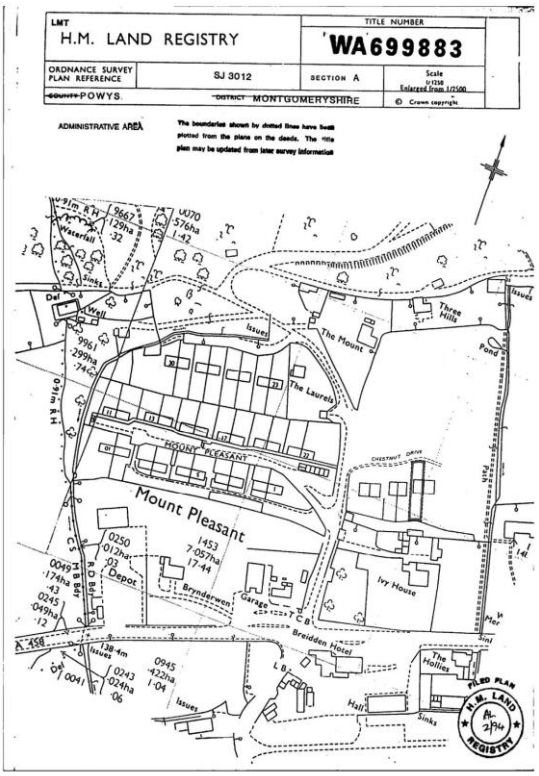
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage