Roger Parry & Partners

Gwynedd, Severn Road, Welshpool, SY21 7AL

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£350,000

This 4 bedroom, 3 reception detached house is in need of updating and is sat on a generous plot next to the canal within walking distance of the town centre. Having a detached 2 storey stone barn and 2 wooden garages. Retaining some original features including sash windows.

ENTRANCE
Gate and path to wood and glazed front door to:

ENTRANCE HALL
Radiator and staircase to first floor. Doors to kitchen and sitting room.

LIVING ROOM
Radiator, tiled fireplace, doors to rear hall and study and sash window to the rear with views towards the canal.

STUDY
Radiator, built in cupboards and sash window to the rear with views towards the canal.

HALL
Wood and glazed door to the rear and door to:

SITTING ROOM
Radiator, tiled fireplace, picture rail and sash window to side.

KITCHEN
Fitted with a range of base cupboards and drawers, eye level cupboards, double drainer stainless steel sink, breakfast bar, radiator, window to side and door to:

REAR HALL
Radiator, door to utility and:

CLOAKROOM
Low level W.C, wall mounted wash hand basin and window to side.

UTILITY
Door and windows to rear courtyard with gate to car parking area.

FIRST FLOOR LANDING
Exposed floor boards, 2 radiators and door and staircase to 2nd floor.

BEDROOM 1
Steps up. Radiator, exposed floor boards and dual aspect with sash windows to the sides.

BEDROOM 2
Radiator, built in cupboard and dual aspect with sash windows to front with views towards countryside and rear with views to the canal.

BATHROOM
Bath with electric shower over, wall mounted wash hand basin, radiator, sash window to front, built in cupboard and door to UTILITY CUPBOARD housing water tank,

W.C.
Low level W.C and sash window to rear.

SECOND FLOOR LANDING
Radiator, hatch to loft and exposed floor boards.

BEDROOM 3
Radiator, exposed floor boards, built in cupboard and low sash window to rear towards the canal.

BEDROOM 4
Radiator, exposed floor boards and sash window to side.

OUTSIDE

GROUNDS
Gate leads to the grounds which are mainly laid to gravel . A gate leads to an enclosed patio which leads to the back door.

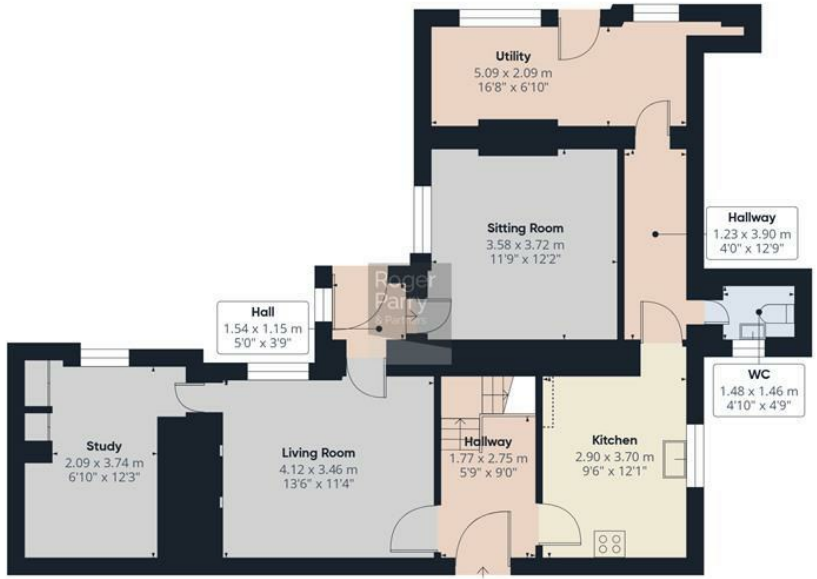
GARAGES
Two wooden garages and a parking space to the side. These are currently rented but notice has been served.

DETACHED STONE OUTBUILDING
17'0" x 26'11" (5.2m x 8.22m)
Two storey with double doors to two sides.

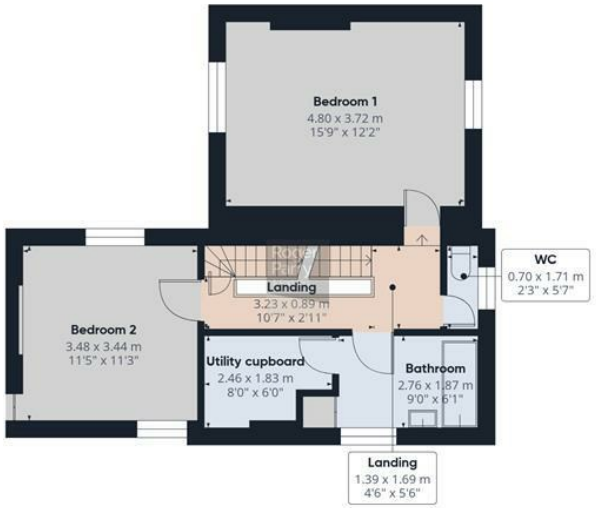
GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that mains electric, drainage and water are connected. Heating is provided via a heat pump (mains gas is available on site). We understand the Broadband Download Speed is: Standard 20 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Flooding from rivers- Very Low Risk. Flooding from sea- Very Low Risk. Flooding from surface water and small watercourses- 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.

AGENTS NOTE
There is a right of way across the driveway to the neighbouring property.

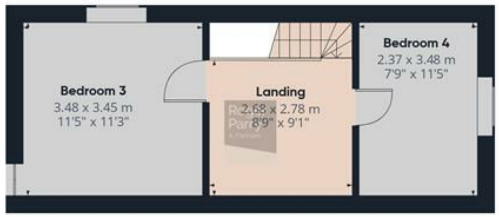
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Floor 2 Building 1

W N S E

Approximate total area(1)

150.1 m²

1615 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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: F
EPC Rating: E
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:

What3words: ///drill.into.youths

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 t o 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 s hould 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 b een 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.