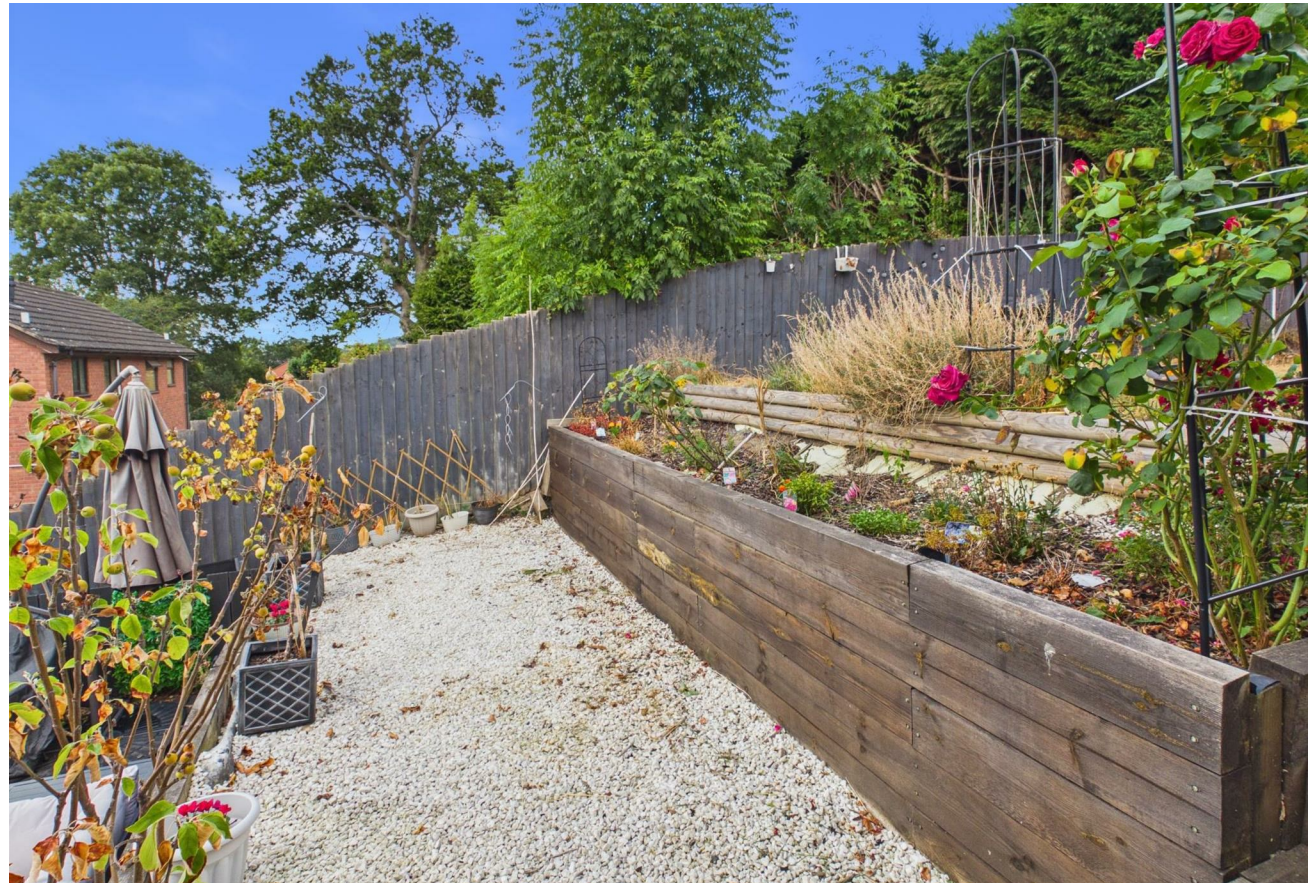
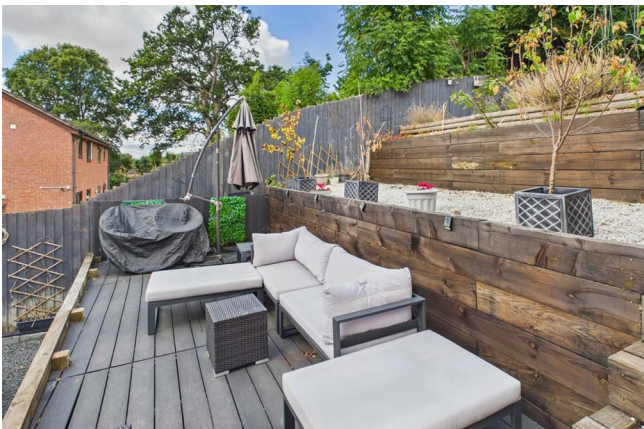






10 Kerrison Drive, Welshpool, SY21 7UW
Offers Over £174,995

This 2 bedroom semi detached house benefits from gardens to the front and rear and off road parking with electric car charging point.
Situated within easy reach of Welshpool town centre an early viewing is recommended.



ENTRANCE

Upvc front door and side screen to:

ENTRANCE HALL

Tiled floor, radiator, staircase to first floor with useful storage area under.
Door way to:

LIVING ROOM

Dual aspect with Upvc window to front with views towards countryside and uPVC window to rear, 2 radiators and archway to:

KITCHEN

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, white sink with mixer tap, part tiled walls, plumbing and space for washing machine, space for cooker with extractor hood over and fridge freezer, tiled floor and Upvc door and window to rear.

FIRST FLOOR LANDING

Hatch to loft and built in cupboard.

BEDROOM 1

Two Upvc windows to front with views towards countryside, ladder style radiator and cupboard housing the Worcester boiler and having storage space.

BEDROOM 2

Radiator, built in cupboard with shelving and uPVC window overlooking the rear garden.

BATHROOM

Suite comprising panel bath with separate shower over, pedestal wash hand basin and low level W.C, heated towel rail, part tiled walls and uPVC window to rear.

OUTSIDE**FRONT**

Driveway parking with electric car charger. Steps lead up to the front door.
Laid to lawn.

SIDE

Path to the rear garden. Garden shed. Fence to boundary.

REAR

The rear garden is tiered into various levels with sleeper retaining walls, areas laid to gravel, a decked level providing seating areas. and flower and shrub beds. The top level is laid to grass and there is a gravel area that could be used for parking if the rear fence is removed.

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 understand the Broadband Download Speed is: Standard 12 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

SURVEYS

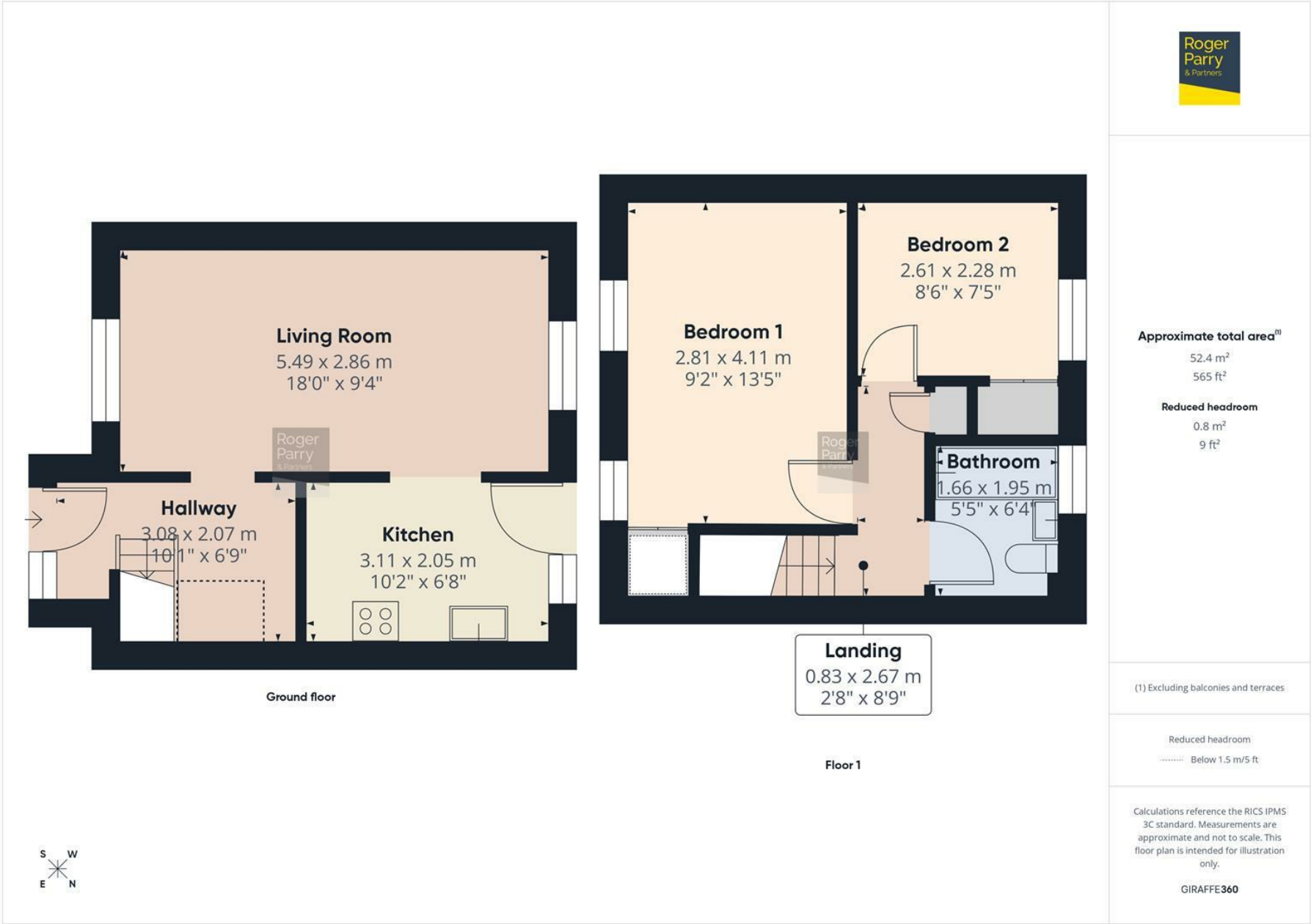
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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)



Local Authority: Powys County Council

Council Tax Band: B

EPC Rating: TBC

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: ///refreshed.landings.handsets

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.