Roger Parry & Partners

6 Tradyddan Terrace, Newtown, SY16 2ER

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£220,000

This spacious 4 double bedroom house enjoys views across Newtown to countryside beyond and has a good sized detached garden to the front and a terraced garden to the rear. With 2 receptions, on street parking for 1 car and offered with no onward chain.

Porch
Tiled floor and wood and glazed front door to:

Entrance Hall
Wood effect flooring, radiator, coving and staircase to first floor. Door to:

Kitchen/Breakfast Room
Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, display shelves, white one and a half bowl sink with mixer tap, part tiled walls, breakfast island with drawers, space for range style cooker, integrated dishwasher, storage area under the stairs, ladder style radiator, wood effect flooring, opening to Sitting room and doors to rear porch and:

Dining Room
Wood panelling, tiled floor with underfloor heating, built in shelving and window.

Sitting Room
Upvc double glazed bay window with views towards countryside, radiator, wood effect flooring, coving and fireplace with inset log burner, tiled hearth and wood mantle.

Rear porch/utility
Quarry tiled floor, polycarbonate roof, windows to side, door to Rear and leading to:

W.C
High flush wc, wall mounted wash hand basin, part tiled walls and uPVC window to rear.

First floor landing
Staircase to the second floor.

Bedroom 2
Radiator and sash window to the rear.

Bedroom 1
Built in wardrobes to one wall, radiator, coving and Upvc double glazed bay window and further window to the front with views towards countryside.

Bathroom
Suite comprising wood panel bath, low level W.C, wall mounted wash hand basin and separate fully tiled shower cubicle, wood panelling and ceiling, radiator, window to side and Worcester gas central heating boiler.

Second Floor Landing
Built in storage cupboard.

Bedroom 3
Built in cupboards to one wall, radiator and uPVC window to front with views towards countryside.

Bedroom 4
Radiator, built in recess with hanging and shelves and double glazed Velux style window to rear.

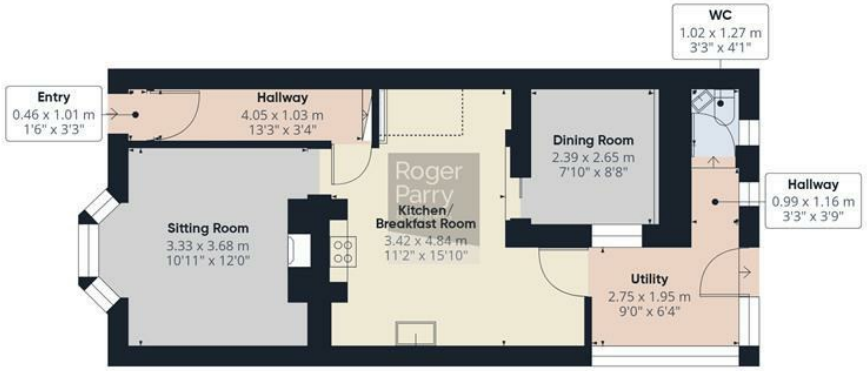
OUTSIDE
The property is accessed via a shared road leading across the terrace.

Detached Lower Garden
Accessed via a communal path and mainly laid to lawn with hedges to boundary.

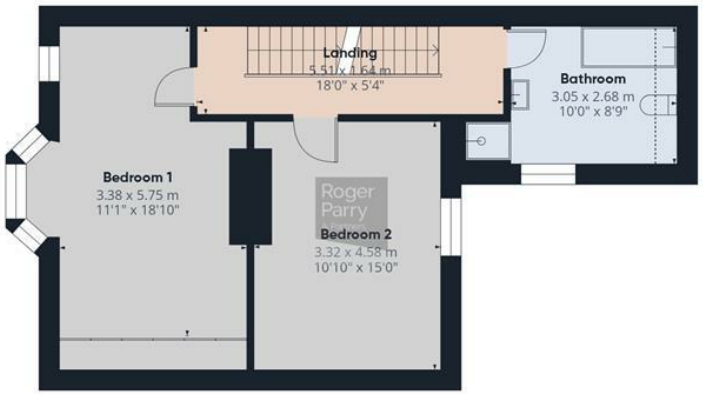
Rear
Tiered garden with patio to the top level.
Brick built shed. Open fronted store. Communal path to side.

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 16 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)

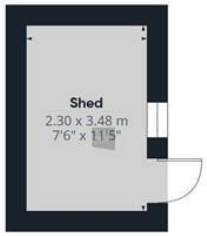


Ground floor Building 1



Floor 1 Building 1

Floor 2 Building 1



Ground floor Building 2

Approximate total area(1)

151.6 m²

1631 ft²

Reduced headroom

15.5 m²

167 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.

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Local Authority: Powys County Council
Council Tax Band: D
EPC Rating: D
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:

DIRECTIONS: Leave the town centre along Longbridge, turning left into Milford Road. Turn right after the chapel into Fron Lane, following the lane up to Tradyddan Terrace on the right. What3words: ///declines.hunk.comb

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

Roger Parry & Partners

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.