





23, Cae Camlad, Churchstoke, Montgomery
£215,000

This 3 bedroom end terrace family home has a living/dining room, kitchen, utility room, cloakroom and shower room. With a garage and driveway parking and enclosed rear garden. Churchstoke is a popular residential area and the property is within walking distance of the supermarket, petrol station, school, public house and takeaway. **NO ONWARD CHAIN**



PORCH

Of uPVC double glazed construction with wood and glazed door to:

ENTANCE HALLWAY

Wood effect flooring, staircase to the first floor, radiator, dado rail and built in cupboard with shelving.

CLOAKROOM

Low level W.C., corner wash hand basin with tiled splashback, radiator and wood effect flooring.

LIVING/DINING ROOM

Dual aspect with window to the front and patio doors to the rear garden, 2 radiators, feature stone fireplace with wooden mantle and display shelving. Door to:

KITCHEN

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, glass fronted display cupboards, one and a half bowl stainless steel sink with mixer tap under a window overlooking the rear garden, part tiled walls, radiator, breakfast bar, dishwasher, under counter fridge, double oven with 4 ring electric hob and extractor hood, tiled floor and door to:

UTILITY ROOM

Base cupboards with work surface over, matching eye level cupboards, built in shelving, stainless steel sink with mixer tap under a window overlooking the rear garden. Door to garage.

FIRST FLOOR LANDING

Hatch to loft, radiator, large walk in airing cupboard with tank and slatted shelving.

BEDROOM 1

Radiator and window to the rear aspect.

BEDROOM 2

Range of fitted furniture to include wardrobes, chest of drawers, bed side tables, display shelving and cupboards over the bed space. Radiator and window to the rear aspect. Through the wardrobe there is a door leading to a large eaves storage area which is carpeted and has a light.

BEDROOM 3

Radiator and a window to the front.

SHOWER ROOM

Low level W.C., pedestal wash hand basin, walk in shower cubicle with a MIRA electric shower, fully tiled walls, radiator and a window to the rear.

OUTSIDE**FRONT**

Driveway providing off road parking and leading to the garage. Laid to lawn with a path leading to the rear garden.

REAR

Patio entertainment area with raised flower and shrub beds, laid to lawn with steps leading up to a further patio area with a BBQ. Outside tap and light. Bounded by panel fencing.

GARAGE

Up and over door, power and light and built in shelving.

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. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 21 Mbps & Superfast 80 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very low risk. Flooding from the sea: Very low risk. Flooding from surface water and small watercourses: Risk between 1% and 3.3% chance each year.

COUNCIL TAX BANDING

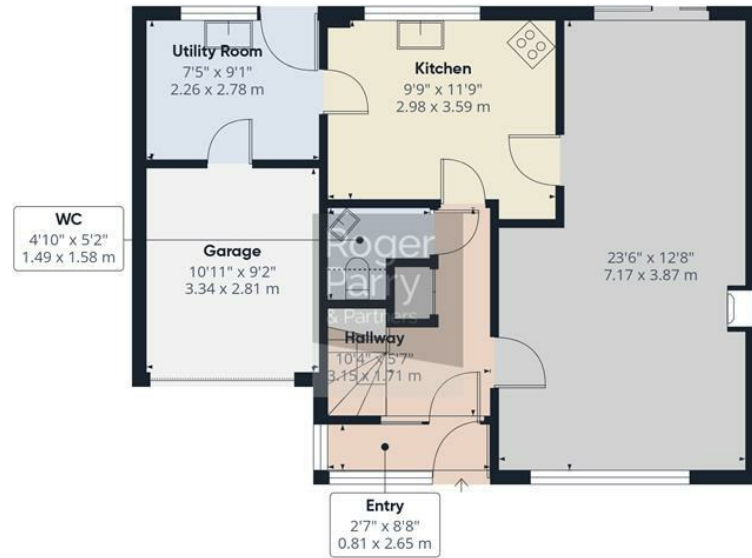
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

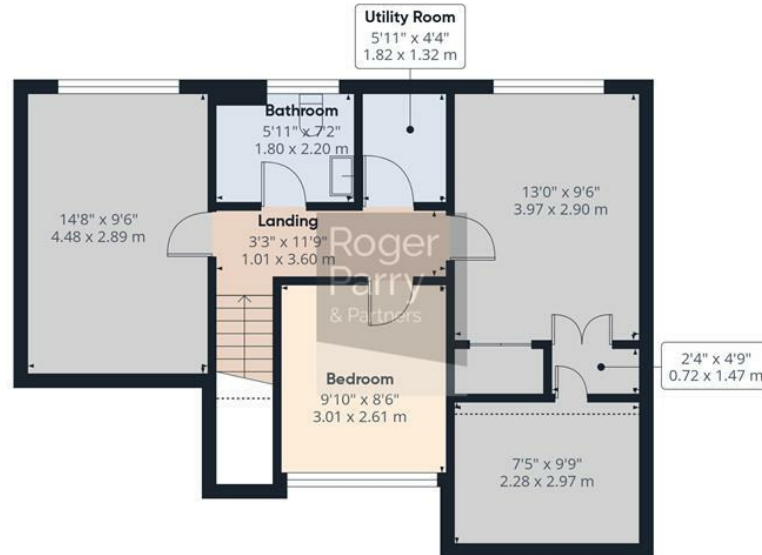
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1214 ft²
112.8 m²

Reduced headroom

67 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

General Services:

Local Authority: Powys County Council

Council Tax Band: C

EPC Rating: E

Directions:

When approaching Churchstoke from the Chirbury/Welshpool direction, at the T junction turn left and go over the bridge, turning immediately right, signposted for the school and community centre. Then take the next turning left opposite the church onto Cae Camlad. The property is located on the left hand side, as indicated by the For Sale board.

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.