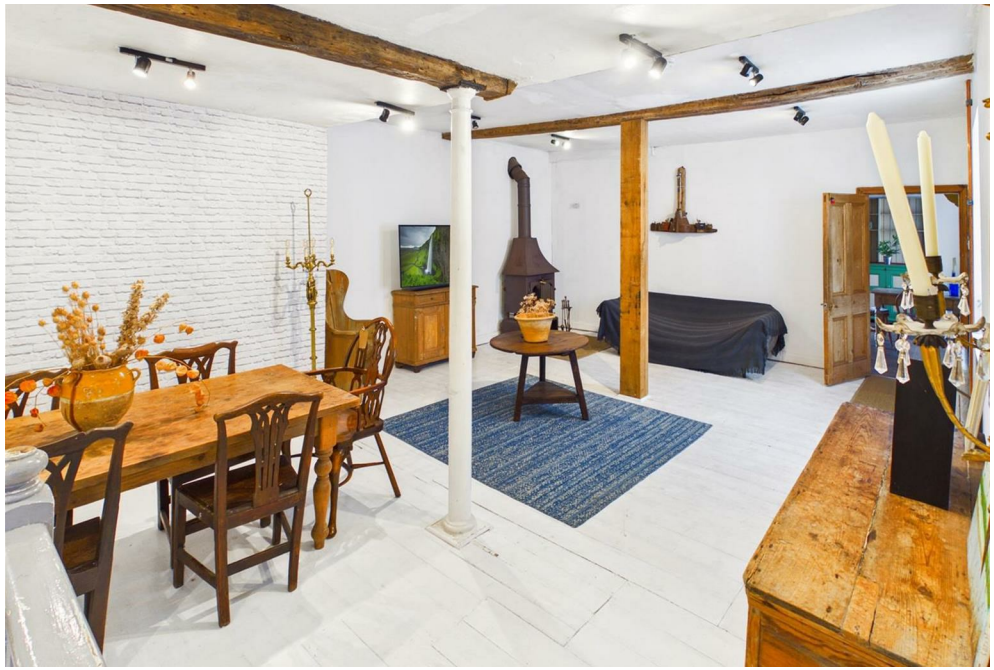


Roger Parry & Partners

Kerry Street, Montgomery





Kerry Street, Montgomery

£320,000

This spacious 6 bedroom, 3 storey Grade II Listed town house was built circa 1750 and is situated in the sought after historic town of Montgomery, Having a wealth of original features including exposed beams and floorboards and sash windows. Offered with no onward chain.












MONKEY BRAND
MADRAS SNUFF

ENTRANCE
With original wooden front door with stained glass to:

ENTRANCE HALL
Staircase to first floor and lower floor with cupboard under, period radiator, exposed timbers and doors to kitchen and:

UTILITY
Exposed timbers, tiled floor plumbing and space for washing machine and window to rear.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, white double bowl butlers sink with mixer tap, part tiled walls, integrated oven and hob, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, windows to front and rear, door to rear, period radiator and exposed timbers. Door to:

SITTING ROOM/ DINING ROOM
Exposed floor boards and timbers, period radiator, window and door to front and multi fuel stove sat on a tiled hearth.

FIRST FLOOR LANDING
Exposed oak floor boards, staircase to second floor with airing cupboard under, period radiator and 2 windows to rear aspect.

BATHROOM
White Suite comprising low level W.C, bidet, pedestal wash hand basin and free standing roll top bath, separate shower cubicle with twin heads, heated period towel rail, wood panelling and exposed oak floor boards and window to front.

BEDROOM 5
Exposed oak floor boards, radiator and window to front.

BEDROOM 4
Exposed oak floor boards, radiator and window to front.

BEDROOM 2
Step down. Exposed oak floor boards, period radiator, window to front and large walk in cupboard.

SECOND FLOOR LANDING
Exposed floor boards and timbers, window to rear, Velux window and radiator.

BEDROOM 3
Exposed floor boards, timbers and brick work, period radiator and window to front.

BEDROOM 6
Exposed floor boards and timbers, radiator and window to front.

BEDROOM 1
Exposed floor boards and timbers, radiator, window to front and Velux to the rear. Door to:

EN SUITE BATHROOM
White Suite comprising low level W.C, pedestal wash hand basin with mixer tap, corner shower cubicle with twin heads, free standing bath with mixer tap and shower attachment, radiator/towel rail, window to front and exposed timbers.

OUTSIDE
To the rear of the property is a courtyard where the air source heat pump is located. The current owner of The Armoury has easement rights to use the rear yard on equal terms with Compton House. There is a gated right of way to the rear of the neighbouring property and out onto Kerry Street providing rear access.

GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that there is mains electric, water and drainage. Air Source central heating and Clearview Multifuel stove. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Standard 18 Mbps. Ultrafast 1800 Mbps. Mobile service- Good outdoor and in-home.
FLOOD RISK: Very Low Risk.
COUNCIL TAX BANDING
We understand the council tax band is D . We would recommend this is confirmed during pre-contact enquires.
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.
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)



General Services:

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

Directions:

What3words: ///foreheads.widely.bordering

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.