

Roger
Parry
& Partners

The Geans Criggion Lane, Trewern, Welshpool, SY21 8DX





The Geans Criggion Lane, Trewern, Welshpool, SY21 8DX

£280,000

This 3 bedroom detached bungalow benefits from a conservatory, large detached garage, driveway and countryside views to the rear. Situated within easy reach of both Shrewsbury and Welshpool and offered with no onward chain.













ENTRANCE
Built in cloaks cupboard, radiator, built in cupboard, airing cupboard with radiator and shelving and hatch to loft.

LIVING ROOM
Dual aspect with Upvc double glazed windows to front and side, radiator, recess with tiled hearth. Double doors to:

KITCHEN
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled walls, integrated oven, hob and extractor hood, plumbing and space for washing machine, space for tall fridge freezer, further appliance space, radiator and Upvc double glazed window to side and Upvc French doors to:

CONSERVATORY
Of brick and Upvc construction with polycarbonate roof, wood effect flooring and uPVC French doors to the gardens.

BEDROOM 1
Radiator and uPVC double glazed window to rear with views towards countryside.

BEDROOM 2
Radiator and uPVC double glazed window to front. Bed, wardrobe and chest of drawers.

BEDROOM 3
Radiator and Upvc double glazed window to side. Desk.

BATHROOM
White suite comprising panel bath, low level W.C. and pedestal wash hand basin, part tiled walls, shaver socket and Upvc double glazed window.

OUTSIDE

GARAGE
Driveway leads to the detached garage with double doors to the front and personal door to the side.

GARDENS
To the front of the property there is a path to the front door and mature shrubs. The rear garden is laid to rough grass with mature shrubs and countryside views to the rear.

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. Oil central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Standard 21 Mbps. Superfast 80 Mbps. Mobile service- good outdoor, variable in home.
FLOOD RISK: Very Low Risk.
COUNCIL TAX BANDING
We understand the council tax band is E . 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: E
EPC Rating: E
Tenure: Freehold
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: ///mice.merge.script

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.