

FOR SALE

116 Oldford Rise, Welshpool, Powys, SY21 7TD



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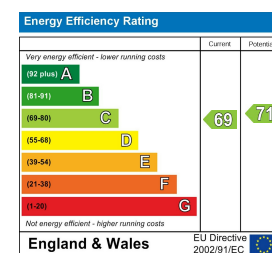
Offers in the region of £90,000

116 Oldford Rise, Welshpool, Powys, SY21 7TD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



No Onward Chain. This two storey maisonette requires general refurbishment and is situated only a short walk from local shops and amenities. The property has views over Long Mountain to the front and over Powys Parkland to the rear. The accommodation comprises entrance hall, lounge, kitchen/diner, landing three bedrooms and bathroom. The property has a garden area, store to the rear, double glazing and gas fired heating.



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@halls.gb.com



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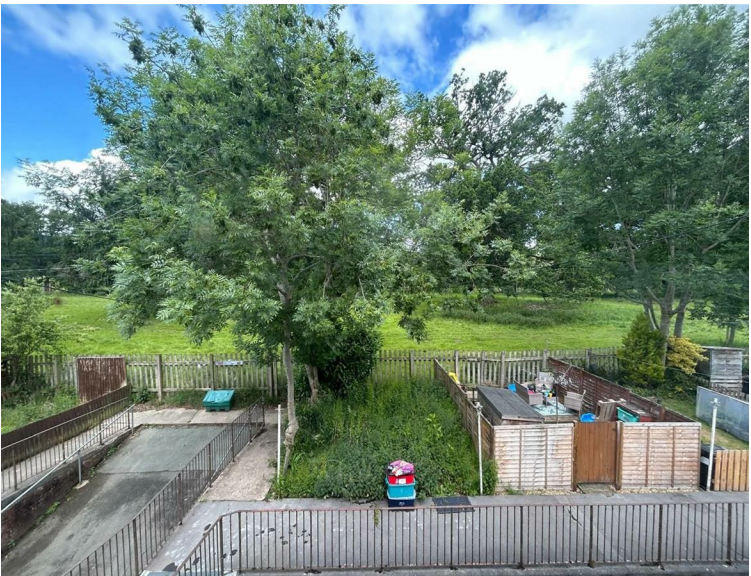
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- No onward chain
- Two storey maisonette
- Situated only a short walk from local shops and amenities
- Views over Long Mountain to the front and over Powys Parkland to the rear
- Accommodation comprises entrance hall, lounge, kitchen/diner, three bedrooms and bathroom
- The property has a garden area, store to the rear, double glazing and gas fired heating

Double glazed entrance door with side window into

Entrance Hall
Stairs off, radiator.

Lounge
14'9 x 12'2
Double glazed window with double glazed French doors leading onto balcony, radiator, television point, telephone point

Kitchen
12'8 x 8'9
Double glazed window to rear elevation with views over Powys parkland, range of wall and base units, laminate work surfaces, stainless steel sink drainer unit, mixer tap, radiator, space for fridge freezer, plumbing and space for washing machine, space for electric cooker.

Landing
Loft access, smoke alarm.

Bedroom One
15'2 x 9'1
Double glazed window to front elevation with views over Long Mountain, radiator.

Bedroom Two
8'8 x 7'3
Double glazed window to rear elevation with views over Powys parkland, shelved airing cupboard.

Bedroom Three
12'0 x 5'9
Double glazed window to front elevation with views over Long Mountain, radiator.

Bathroom
Fitted with a white suite comprising low level W.C., pedestal wash hand basin, bath with electric shower over, frosted double glazed window, radiator.

Externally
To the rear of the property there is a garden area and store.

Agents Notes
The property is offered for sale with no onward chain. There are 81 years remaining on the lease.

Services
Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'B'

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions
Postcode for the property is SY21 7TD

What3Words Reference is vision.inner.inclines

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com