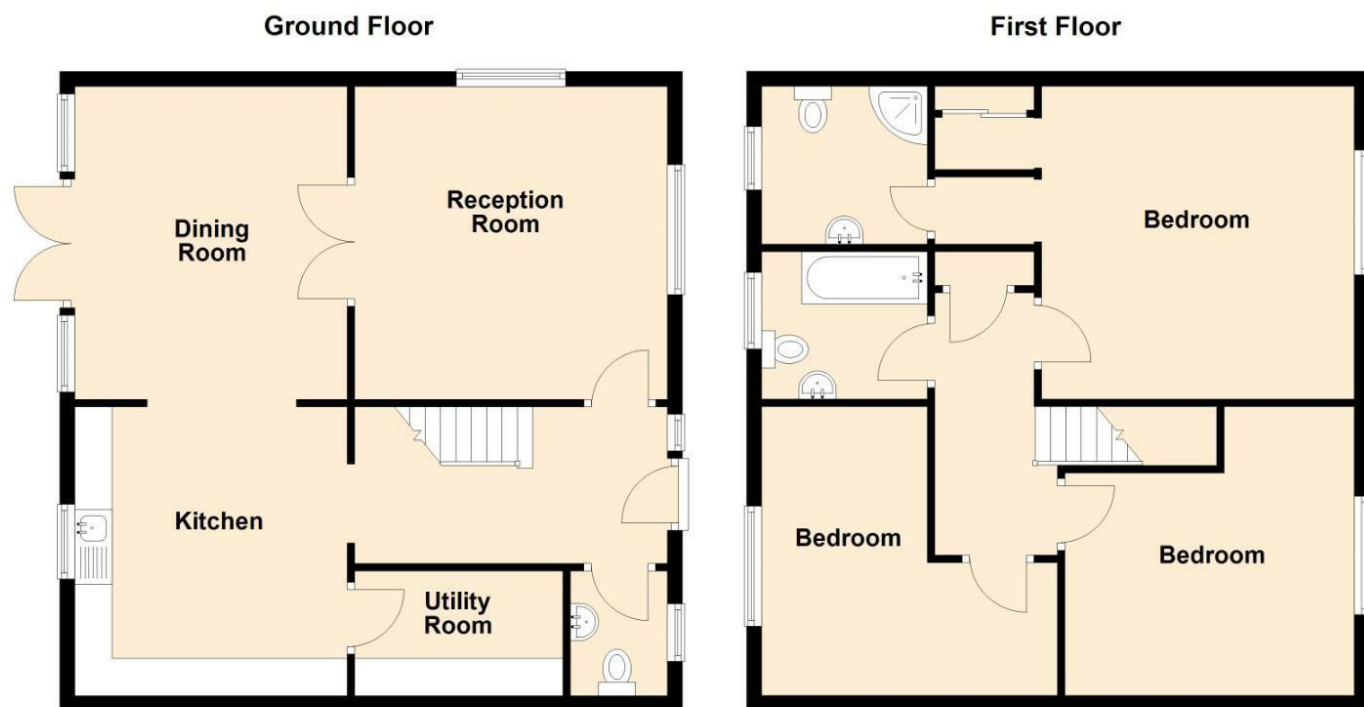


FOR SALE

2 Rectory View, Berriew, Welshpool, SY21 8FB



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.



FOR SALE

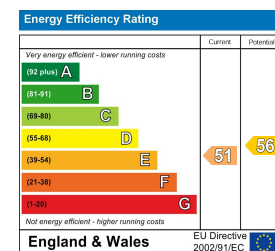
Offers in the region of £260,000

2 Rectory View, Berriew, Welshpool, SY21 8FB

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



This larger than average three bedroom semi detached property offers generously proportioned rooms and high standard of presentation throughout. The accommodation comprises entrance hall, W.C., lounge with double doors leading into dining room, fully fitted kitchen, utility room, landing, master bedroom with en suite, two further bedrooms and family bathroom. The property has off road parking, double glazing, patio area and shed to the rear, electric heating and solar PV panels with feed in tariff.



01938 555552

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



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01938 555552



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- No Onward Chain
- Popular Village Location
- Solar Photovoltaic Panels
- Off Road Parking
- Electric Heating
- En-suite and Family Bathroom

Frosted double glazed UPVC entrance door with frosted double glazed side window, leading into

Entrance Hall
with stairs off, wall mounted electric heater, fuse board

Lounge
13'7 x 13'6
Double glazed windows to both front and side elevations, wall mounted electric heater, three wall light points, television point, telephone point, glazed double doors open into

Dining Room
13'2 x 11'3
Double glazed french doors with side windows to rear, wall mounted electric heater, two wall light points, opens into

Kitchen
12'8 x 11'6
Fitted with a range of cream shaker style wall and base units, with laminate roll top work surfaces, 1 1/2 bowl stainless steel sink drainer unit, mixer tap, plumbing and space for dishwasher, space for fridge, electric hob and electric double oven, stainless steel extractor canopy, tiled splash backs, recessed spotlights, double glazed window to the rear elevation, under unit lighting, wall mounted electric heater

Utility
9'1 x 5'7
Fitted with a range of wall and base units to match the kitchen, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, extractor fan, wall mounted electric heater, space for freezer

WC
Low level WC, pedestal wash hand basin, wall mounted electric heater, frosted double glazed window to the front elevation, extractor fan

Landing
wall mounted electric heater, loft access, airing cupboard

Bedroom 1
14'2 x 13'5
Double glazed window to front elevation with views over farmland, wall mounted electric heater, built in wardrobes and drawer unit, recessed spotlights, arch way to dressing area with built in mirror fronted wardrobe

En-suite
with walk in electric corner shower, low level WC, pedestal wash hand basin, electric heated towel rail, frosted double glazed window to the rear, recessed spotlights, extractor fan, shaver light, part tiled walls

Bedroom 2
13'2 x 12'5 maximum measurements
L shaped, double glazed window to the front elevation with views over farmland, wall mounted electric heater

Bedroom 3
12'3 x 11'9 maximum measurements
L shaped, double glazed window to the rear elevation, wall mounted electric heater

Bathroom
Bath with shower over, glass screen, pedestal wash hand basin, low level WC, electric heated towel rail, shaver light, frosted double glazed window to the rear, part tiled walls, recessed spotlights, extractor fan

Externally
To the front property has tarmaced off road parking. To the rear there is a paved seating area, gravelled area, shed, tap and courtesy lights.

Agents Notes
This property is fitted with solar photovoltaic panels, providing a feed in tariff.
The property is also offered with No Onward Chain.
The two properties to the rear of the property have access over the tarmac driveway to the right of the property.

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

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

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

Directions
Postcode for the property is SY21 8FB

What3Words Reference is stockpile.vented.jiffy

Money Laundering
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

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