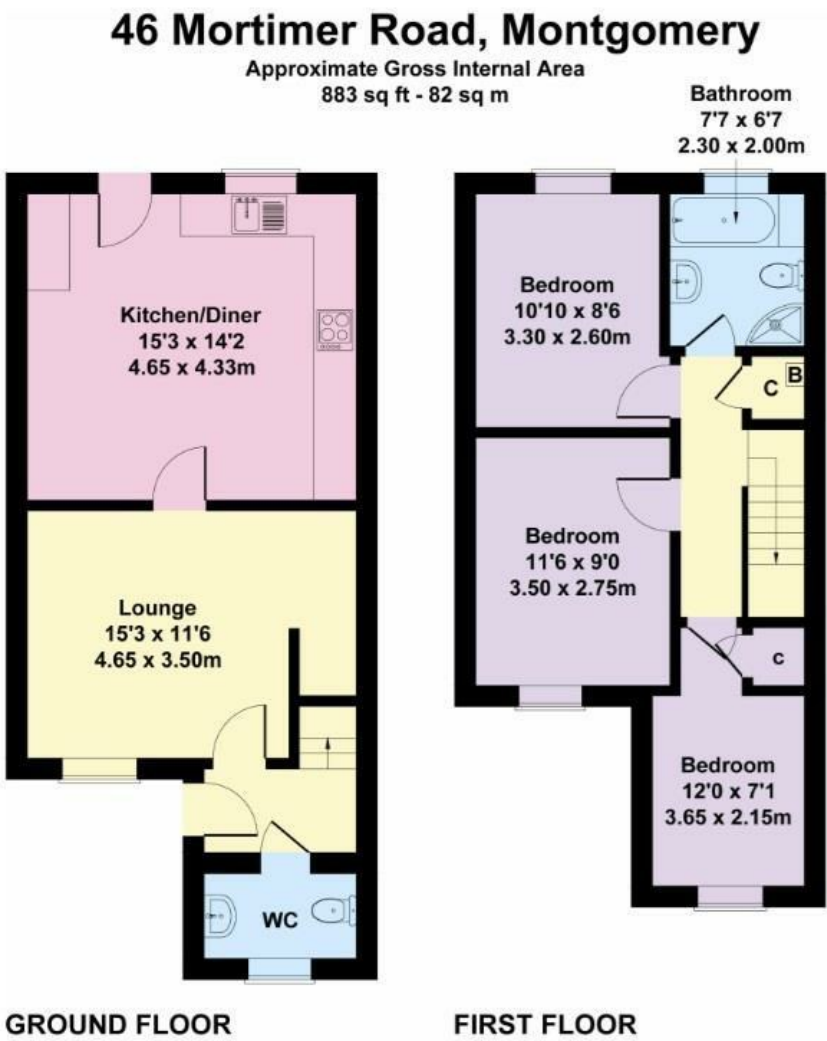


FOR SALE

46 Mortimer Road, Montgomery, Powys, SY15 6UP



FOR SALE

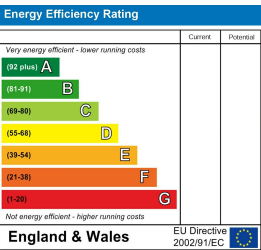
£235,000

46 Mortimer Road, Montgomery, Powys, SY15 6UP

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



Section 106 Applies - Three bedroom semi detached house situated in the popular town of Montgomery. The well presented accommodation comprises entrance hall, W.C., lounge, large kitchen diner, landing three bedrooms and bathroom. The property has the benefit of double glazing, off road parking, pleasant rear garden LPG central heating.



01938 555 552

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




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Residential / Fine Art / Rural Professional / Auctions / Commercial



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular Village Location of Montgomery
- Three Bed Semi Detached House
- Large Modern Kitchen/Diner
- Rear Enclosed Garden
- Subject to a 106 Restriction
- Viewing Recommended

Frosted Double Glazed Entrance Door
Into

Entrance Hall
With laminate floor covering, stairs off, central heating radiator, smoke alarm, heating controls.

W.C.
Pedestal wash hand basin, low level W.C., extractor fan, frosted double glazed window to the front elevation, heated chrome towel rail, tiled floor, recessed spotlights.

Lounge
11'9 x 11'3
Wood laminate floor covering, double glazed sash window to the front elevation, central heating radiator, understairs storage area, television point, satellite point, telephone point, panelled glazed door leading into

Kitchen/Diner
15'4 x 14'2
Fitted with a range of light grey fronted wall and base units with crushed quartz work surfaces, Samsung hob, extractor canopy, extractor fan, recessed spotlights, smoke alarm. Electric oven, inset one and a half bowl stainless steel sink drainer unit with mixer tap, integrated dishwasher, fridge freezer, space for fridge freezer, plumbing and space for washing machine, tiled floor, central heating radiator, larder cupboard.

Landing
With loft access with a boarded storage area, drop down ladder, heating timer controls, central heating radiator, cupboard housing Ideal gas fired LPG combination boiler.

Bedroom One
11'3 x 8'8
Double glazed window to the front elevation, central heating radiator, built in wardrobes with hanging shelving and drawers, television point.

Bedroom Two
10'9 x 8'2
Double glazed window to the rear elevation, central heating radiator.

Bedroom Three
8'1 x 7'0
Double glazed window to the front elevation, central heating radiator, shelved storage cupboard.

Bathroom
Fitted with a white four piece suite comprising low level W.C., bath with mixer tap, walk in shower, pedestal wash hand basin, frosted double glazed window to the rear elevation, extractor fan, recessed spotlights, heated chrome towel rail, tiled floor, part tiled walls.

Externally
To the front, the property has tarmacked off road parking, lawned area, gates to rear, courtesy light and entrance canopy.

To the rear there is an LPG gas tank, storage shed, paved pathway to a paved patio seating area, wrap around lawn, outside tap, courtesy light and timber fence surround.

Agents Notes
The property is subject to a section 106 agreement, please contact Halls Welshpool office for further information on 01938 555552.

Services
Mains electricity, water and LPG gas central 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 'D'

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

Directions
Postcode for the property is SY15 6UP

What3Words Reference is ///bonus.published.tolls

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.hallsrgb.com
www.rightmove.co.uk
www.onthemarket.com