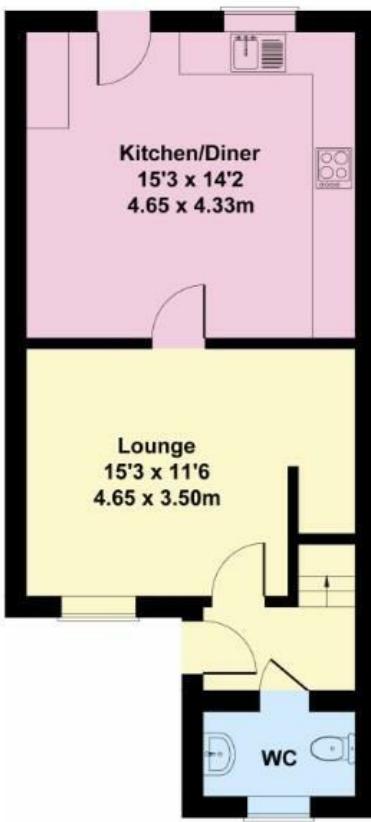
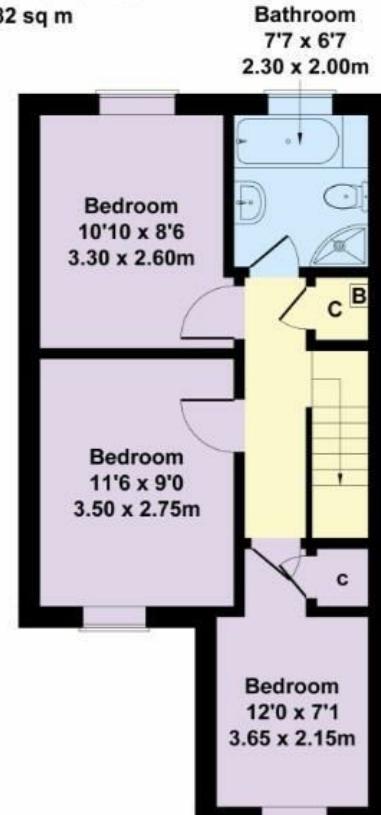


## 46 Mortimer Road, Montgomery

Approximate Gross Internal Area  
883 sq ft - 82 sq m



GROUND FLOOR

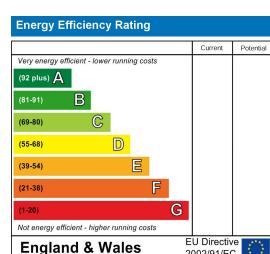


FIRST FLOOR

**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



01938 555 552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



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£235,000

## 46 Mortimer Road, Montgomery, Powys, SY15 6UP

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.





- **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'



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s