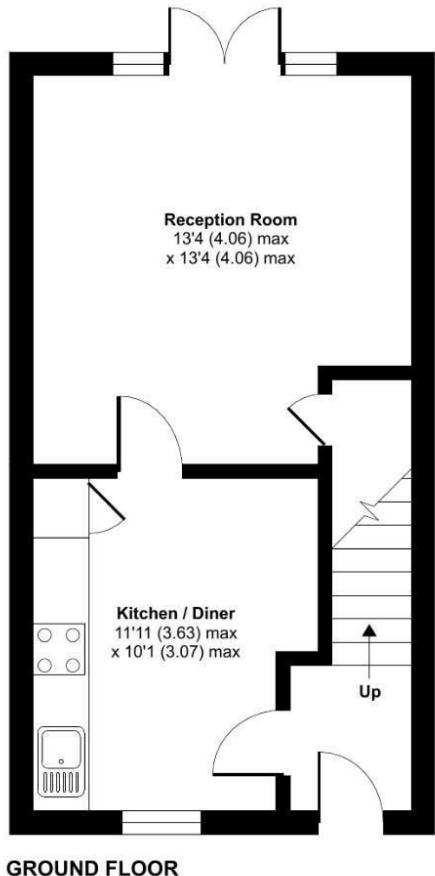
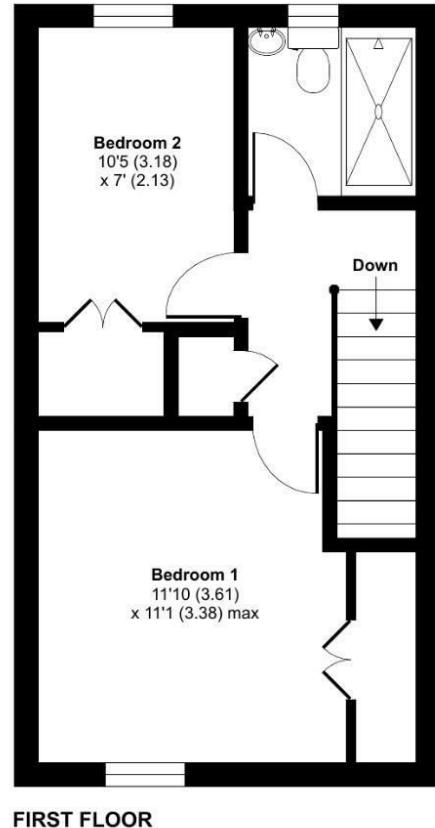


FOR SALE

1 Manor House Close, Montgomery, SY15 6UN



GROUND FLOOR



FIRST FLOOR

Approximate Area = 706 sq ft / 65.6 sq m  
For identification only - Not to scale

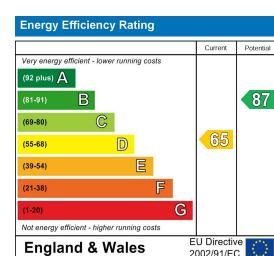
Halls<sup>1845</sup>

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1272919

**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



Halls<sup>1845</sup>

01938 555552

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

RICS  
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OnTheMarket.com

The Property  
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APPROVED CODE  
TRADINGSTANDARDS.UK



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Halls<sup>1845</sup>



- Two bedroom end of terrace property
- Situated in the popular town of Montgomery
- Accommodation includes kitchen/diner, lounge with French doors and shower room
- Off-road parking to the rear
- The property does require general modernisation
- No onward chain

Frosted double glazed entrance door to

#### Entrance Hall

Wall mounted storage heater, stairs off, exposed timber floor, fuse board.

#### Kitchen

Fitted with a range of wall and base units, laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, double glazed window to the front elevation, space for electric cooker, space for fridge freezer, wall mounted storage heater, exposed timber floor, extractor canopy, tiled splashback, door to

#### Lounge/ Dining Room

Double glazed French doors with side windows leading to rear elevation, wall mounted storage heater, exposed timber floor, under stair storage cupboard.

#### Landing

Loft access, airing cupboard, exposed timber flooring.

#### Bedroom One

Double glazed window to front elevation, exposed timber flooring, wall mounted storage heater, built-in double wardrobe with hanging rail.

#### Bedroom Two

Double glazed window to rear elevation, exposed timber floor, wall mounted storage heater, built-in double wardrobe with hanging rail.

#### Shower Room

Walk-in electric shower, pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation, extractor fan, wall mounted electric heater.

#### Externally

To the front, the property has gated pedestrian access from the road and pathway to front door, garden area, courtesy light. To the rear of the property there is a paved seating area with steps down to allocated parking area, courtesy light.

#### Agents Notes

This property is for sale with no onward chain.

#### Services

Mains electricity, water and drainage 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 'C'

#### 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](mailto:welshpool@hallsgb.com)

#### Directions

Postcode for the property is SY15 6UN

What3Words Reference is working.prepped.shrub

#### 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

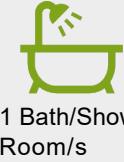
Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s