

FOR SALE

1 Stone House Court, Forden, Welshpool, Powys, SY21 8LT

Halls 1845

FOR SALE

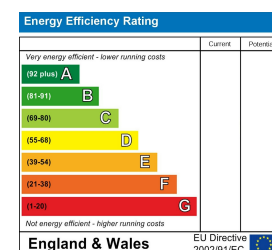
Offers in the region of £195,000

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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@halls.gb.com



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Situated in the popular village of Forden close to Welshpool this three bedroom semi detached property has two double and one single bedroom and has undergone a scheme of refurbishment to include new flooring throughout, refitted kitchen, refitted bathroom and refitted windows and front door. The property also has a conservatory, south facing, larger than average rear garden with a wide variety of fruit bushes and trees, patio entertaining area and two sheds. The property also has two allocated parking spaces and electric heating. Viewing advised.



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01938 555 552



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Beautifully Presented Semi Detached Property
- Modern Refitted Kitchen and Bathroom
- South Facing Conservatory
- Established Garden with Fruit Bushes and Pear Tree
- Popular Village Location
- Viewing Highly Recommended

Frosted UPVC Double Glazed Entrance Door
Leading into

Entrance Hall
With quarry tiled floor, fuse board, frosted glazed door leading into

Lounge
14'9 x 14'8
Stairs off, wood laminate floor covering, understairs storage cupboard, wall mounted electric radiator, UPVC double glazed windows to the front elevation, door to

Kitchen/Diner
14'8 x 10'4
Refitted with a modern range of shaker style wall and base units, laminate work surfaces, electric hob and oven, plumbing and space for washing machine, space for fridge freezer, wall mounted electric radiator, breakfast bar, double glazed window to the rear elevation. Double glazed patio doors to

Conservatory
8'7 x 7'1
Double glazed windows to three elevations overlooking the rear garden, double glazed French doors leading to the paved entertaining area.

Landing
With airing cupboard.

Bedroom One
13'7 x 8'4
Double glazed window to the rear elevation, wall mounted electric radiator.

Bedroom Two
11'7 x 6'8
Double glazed window to the front elevation, wall mounted electric heater.

Bedroom Three
max measurements 8'0 x 7'8
Being L shaped, double glazed window to the front elevation, built in wardrobe, wall mounted electric heater, loft access with drop down ladder leading to boarded storage area.

Bathroom
Refitted with a modern white suite, comprising bath with electric shower over and screen, wash hand basin set on vanity unit with storage cupboard under, low level W.C., frosted double glazed window to the rear elevation, part tiled walls, wall mounted electric radiator, extractor fan.

Externally
To the front of the property is a paved pathway to the front door, lawned area, stocked border and pedestrian side access gate.

To the side of the property is a passage way to the rear garden.

To the rear there is a larger than average south facing rear garden with a range of fruit bushes including blackcurrant, red currant, raspberries and a pear tree, rhubarb, plum tree. There is a paved patio entertaining area, lawned area, stocked borders, steps down to gravelled kitchen garden area to two raised vegetable beds, two storage sheds, herb garden.

Agents Notes
The property has two parking spaces and has had new windows fitted at the property approximately three years ago.

Services
Mains electricity and water 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@halls.gb.com

Directions
Postcode for the property is SY21 8LT

What3Words Reference is ///wharfs.promotion.sketches

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com