

FOR SALE

2 Victoria Terrace, Llansantffraid, Powys, SY22 6AB



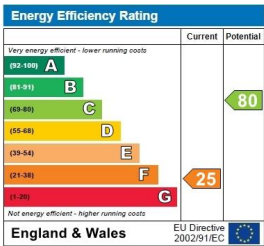
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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 Ratings



Halls 1845

01938 555 552

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



onTheMarket.com

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FOR SALE

Offers in the region of £110,000

2 Victoria Terrace,
Llansantffraid, Powys, SY22 6AB

****Property Requiring Renovation & Modernisation **** Grade 2 listed three storey property with cellar. Constructed in 1836. Situated in the popular village of Llansantffraid. Sitting room, lounge, kitchen to ground floor, bathroom and two bedrooms to the first floor and large open plan area and bedroom to second floor, garden to rear. No Onward Chain. Call 01938 555552 to arrange a viewing.





2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- NO ONWARD CHAIN
- Grade II Listed
- Rear Garden
- Requires renovation and modernisation
- Popular Village Location
- Close to local amenities

The property is offered For Sale for refurbishment with no onward chain

Accommodation is as follows:
UPVC entrance door leading in to

Lounge
3.81m x 2.54m (12'6 x 8'4)
Wall mounted storage heater, double glazed window to the front elevation, fuse board, built in storage cupboard, timber fire surround

Inner Hallway
Stairs off

Sitting Room
3.71m x 3.68m (12'2 x 12'1)
Double glazed window to the rear elevation, wall mounted storage heater, tiled fire surround, beam to ceiling, 2 wall light points, door to cellar and to kitchen

Kitchen
3.40m x 1.73m (11'2 x 5'8)

Stainless steel sink drainer unit, range of wall and base units, space for electric cooker. Double glazed windows to both side and rear elevations, double glazed side access door. Plumbing and space for washing machine. Wall mounted storage heater

Cellar
3.81m x 3.12m (12'6 x 10'3)
Cobbled floor

Landing
Stairs to 2nd floor

Bedroom 1
3.78m x 2.49m (12'5 x 8'2)
Double glazed window to the front elevation, wall mounted storage heater

Bedroom 2
3.07m x 2.46m (10'1 x 8'1)
Double glazed window to the rear elevation

Bathroom
Fitted with a low level WC, pedestal wash hand basin, bath. Frosted window to the rear elevation, airing cupboard

2nd Floor Landing/Bedroom 3
4.75m x 3.81m (15'7 x 12'6)
Double glazed window to the rear elevation, wall mounted storage heater, exposed

beams, doorway to

Bedroom 4
3.78m x 2.51m (12'5 x 8'3)
Double glazed window to the front elevation

Externally
To the front of the property there are steps up from the pedestrian footpath leading to a gravelled pathway to the front door
To the rear there is a seating area with steps up to a lawned area with shed

Services
It is understood that 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, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: 01938 552828
The property is in Band C

Viewings
Strictly by appointment with the selling agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552 Email: welshpool@halls.gb.com

Directions
From Welshpool take the A483 Oswestry Road. Continue to the village of Four Crosses, at the roundabout, take the first exit, B4393, towards the village of Llansantffraid. Proceed on this road for approximately 3 miles, there will be a narrow river bridge, on crossing this, turn left and upon entering the village of Llansantffraid, head straight over the mini roundabout and the property can be found on the right hand side, identified by a Halls 'For Sale' board.

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