



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

[www.morrismarshall.co.uk](http://www.morrismarshall.co.uk)



## 25 Crescent Street Newtown, SY16 2HE

- Well Presented 3 Bedroom Terraced House • Grade II Listed & Within Conservation Area • Spacious accommodation on 3 floors • Convenient to Town Centre & Amenities • Full Gas Fired Central Heating
- Lounge/Dining Room, Kitchen, Cellar • 3 Bedrooms, Bathroom • Enclosed Yard Area, Shed, Seating Area • Ideal First Time Buyer/Investment Opportunity • EPC - Exempt •



# £121,500

Newtown Office 01686 626160 [newtown@morrismarshall.co.uk](mailto:newtown@morrismarshall.co.uk)

### On the Ground Floor

**Lounge/Dining Room** 7.12m x 3.64m (23'4" x 11'11") woodburner in brick fireplace, built-in alcove cupboard, staircase to first floor, laminate flooring, window to front aspect, front entrance door, trap door to **Cellar Store**.



**Kitchen** 3.28m x 2.12m (10'9" x 6'11") fitted kitchen comprising base and wall units with worktop surface, stainless steel sink unit, cooker extractor hood, tiled splashbacks, gas central heating boiler, plumbing for washing machine, panelled radiator, tile effect laminate flooring, rear entrance door.



### On the First Floor

**Spacious Landing** staircase to second floor, panelled radiator, window to rear aspect.

**Bedroom (1)** 4.59m x 3.02m (15'1" x 9'11") period fireplace, built-in alcove shelving, panelled radiator, window to front aspect.



**Bathroom** 3.10m x 2.60m (10'2" x 8'6") (max) panelled bath with electric shower unit over, pedestal wash basin, WC low suite, part tiled walls, light/shaver point, understairs store area, panelled radiator.



### On the Second Floor

**Landing** access hatch to loft, built-in airing cupboard with double doors.

**Bedroom (2)** 5.01m x 3.05m (16'5" x 10'0") panelled radiator, window to front aspect.



**Bedroom (3)** 4.94m x 2.30m (16'2" x 7'7") panelled radiator, window to rear aspect.

### Outside

Shared side passageway leading to enclosed rear garden comprising paved patio area and storage shed with seating area above.



### Services

Mains electricity, gas, water and drainage connected.

Gas fired central heating (Boiler replaced 2017).

**N.B.** The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

### Council Tax

Band 'C' (online enquiry).

### Tenure

Freehold.

### Energy Performance Certificate (EPC)

Exempt as Grade II Listed.

### Viewing

By appointment with the Agents.

### Directions

From the town centre proceed over Longbridge and at the roundabout proceed straight ahead onto Crescent Street. Continue past the turning for Union Street and No. 25 is situated in the terrace on the right hand side being the third one from the end.

### Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) e.g. Passport or Photographic Driving Licence and a recent Utility Bill.

### Website

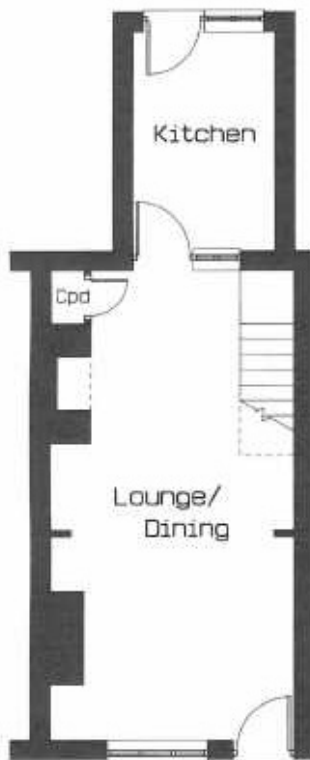
To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

### **Morris Marshall & Poole**

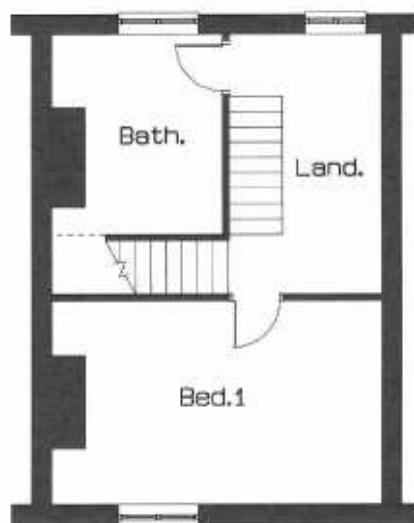
Tel. 01686 626160

Ref: 2018/S NWR 03/18

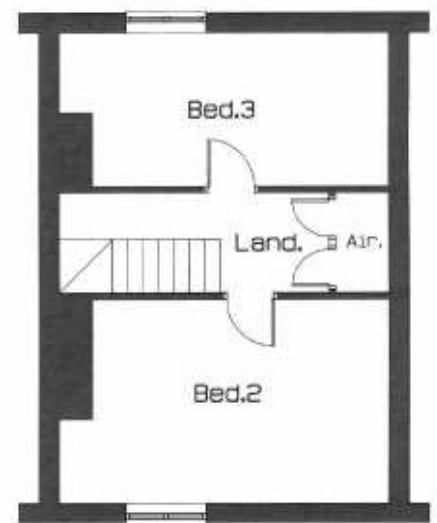
25 CRESCENT STREET, NEWTOWN, POWYS SY16 2HE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR IDENTIFICATION PURPOSES

Not to Scale





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