

The logo for Halls 1845, featuring the word 'Halls' in a white serif font on a black background, with '1845' in a smaller font to the right. A green horizontal bar is at the bottom of the logo.A red rectangular button with the text 'FOR SALE' in white, bold, uppercase letters.

Offers in the region of £160,000

2 Chelsea Villas, Chelsea Lane,
Welshpool, Powys, SY21 7JT

NO ONWARD CHAIN - A character 3 bedroom, 3 storey mid terrace family home with open aspect over farmland. Easy walking distance to local amenities which include modern and traditional shops, primary and secondary school, railway station and medical centre. Mains gas fired central heating, double glazing, mains smoke alarm throughout the property. Attractive rear garden. To arrange a viewing please call 01938 555 552





- **Open aspect over farmland**
- **Attractive garden**
- **Main gas central heating**
- **Pine strip flooring**
- **Double glazed windows**
- **No Onward Chain**

Accommodation is as follows:

Double glazed entrance door leading into

Dining Room

3.78m x 4.14m (12'5 x 13'7)

Feature decorative fireplace with timber shelf, timber plinths and shelves to either side. Pine strip floor, central heating radiator, part pine cladding to dado rail on one wall, double glazed bay window to the front elevation with open aspect, television point. Door to

Inner Lobby

Pine strip floor, stairs off door to

Sitting Room

3.96m x 3.78m (13' x 12'5)

Decorative timber fire surround with marble back and plinth housing coal effect gas fire, television point, 2 wall light points, under stairs storage cupboard, central heating radiator, pine strip floor, pine cladding to dado height to one wall, double glazed window to the rear elevation. Archway to

Kitchen

4.42m x 1.88m (14'6 x 6'2)

Fitted with a range of light oak effect wall and base units, single drainer stainless sink with mixer tap, 4 ring gas hob with extractor hood over, built in under electric oven, wall mounted Worcester combination gas boiler providing hot water and central heating. Space for fridge freezer, telephone point, pine cladding and ceramic tiling to walls, breakfast bar, central heating radiator, 2 velux windows to ceiling, quarry tiled floor, glazed door to

Utility Room

4.39m x 1.52m (14'5 x 5')

Space and plumbing for washing machine, space for fridge freezer, tiled flooring. Door to garden

WC

With low level WC

From the inner lobby stairs ascend to

First Floor Landing

Bedroom 1

3.40m x 3.35m (11'2 x 11')

Fitted with a range of louvred fitted wardrobes and dressing table, 2 bedside spotlights, central heating radiator, double glazed window to the front elevation with views towards Long Mountain

Bedroom 2

2.64m x 3.76m into recess (8'8 x 12'4 into recess)

Double fitted wardrobe with hanging rail and shelf, central heating radiator, double glazed window to the rear elevation

From the landing stairs ascend to



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Second Floor

Bathroom

Fitted with a coloured suite comprising bath, low level WC, pedestal wash hand basin. Separate double shower cubicle with electric shower over, pine panelling to ceiling, central heating radiator, obscure double glazed window to the side elevation. Eaves access

Bedroom 3

3.76m x 2.34m (12'4 x 7'8)

Loft access, purlin to ceiling, double glazed window to the front elevation

Externally

To the front there is a small enclosed gravelled area with shared pedestrian access to the rear. Steps up to the lawn and paved patio area, summerhouse, timber shed, well stocked borders, rustic trellis planted with roses, wisteria and clematis and mature hedging to the boundaries

Services

It is understood that mains electricity, water, drainage and gas are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828

The property is in band 'D'

Viewings

Strictly by appointment only with the selling agents, Halls, 14 Broad Street, Welshpool, Powys, SY21 7LH.

Tel: 01938 555 552. Email: welshpool@halls.gb.com

Directions

Proceed up Broad Street past the Town Hall and Methodist Church, turn left down Chelsea Lane, just before the Talbot Public House. The property will be located on the right hand side identified by 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

2 Chelsea Villas, Chelsea Lane, Welshpool, Powys, SY21 7JT



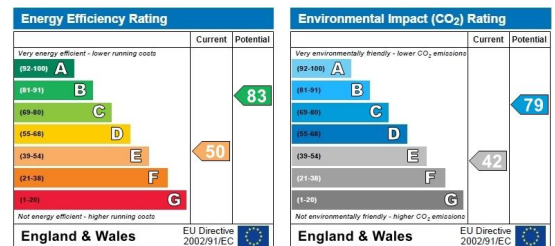
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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



01938 555 552

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



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