

FOR SALE

Severn View, 13 Hillside Avenue, Newtown, Powys, SY16 2PS



FOR SALE

Offers in the region of £210,000



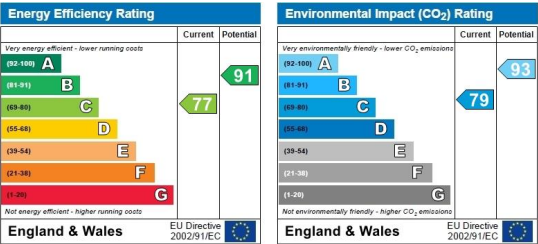
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Stunning views along the Severn Valley**
- **Main gas central heating**
- **Double glazed throughout**
- **Off road parking for 2 cars**
- **Elevated rear garden**
- **Close to local amenities**

Accommodation is as follows:

UPVC double glazed entrance door leading into

Entrance Hall

Tiled floor covering, stairs off. Door to garage. Coved and textured ceiling

Master Bedroom

3.76m x 3.05m (12'4 x 10'0)
Double glazed window to the front elevation, central heating radiator, coved ceiling

Refitted En Suite Shower Room

Walk in electric shower with folding door, wash hand basin with storage cupboard under, low level WC, frosted double glazed window to the side elevation, tiled floor, part tiled walls, heated chrome towel rail

Utility Room

2.74m x 2.34m (9'0 x 7'8)
Base unit with stainless steel sink drainer unit, tiled splash backs, central heating radiator, plumbing and space for washing machine and tumble dryer. Access to under building storage area

Garage

4.78m x 3.48m (15'8 x 11'5)

Suitable for conversion, subject to relevant planning consent
Power and light, frosted double glazed window to the side elevation. Recently fitted consumer unit

Landing

Loft access with drop down ladder. Storage cupboard

Lounge

4.95m x 3.48m (16'3 x 11'5)
Living Flame gas fire with marble hearth and decorative timber surround. Double glazed window to the front elevation with open aspect along the Severn Valley. Central heating radiator, 2 wall light points, coved and textured ceiling, television point, telephone point

Kitchen

4.60m x 4.34m (15'1 x 14'3)
Extensive range of oak fronted wall and base units with laminate work surfaces, space for electric cooker, extractor fan, coved and textured ceiling, under unit lighting, tiled floor, 1 ½ bowl sink drainer unit, integrated dishwasher, central heating radiator, 2 double glazed windows to the front elevation with open aspect along the Severn Valley. Space for fridge freezer. Glass fronted display cabinets, display shelving

Bedroom 2

3.43m x 2.64m (11'3 x 8'8)
Built in wardrobes with sliding doors housing gas boiler and airing cupboard. Double glazed window to the rear elevation, central heating radiator

Bedroom 3

3.25m x 2.79m (10'8 x 9'2)
Double glazed window and door to the rear elevation, central heating radiator, coved and textured ceiling

Shower Room

Refitted with walk in double shower with sliding door, heated chrome towel rail, tiled floor and walls, frosted double glazed window to the rear elevation, low level WC, wash hand basin set in vanity unit, textured ceiling, wall mounted storage cupboard

Externally

To the front the property has off street parking for 2 cars, single garage with up and over door and gravelled area, entrance canopy and courtesy light
To the rear of the property there is an outside tap, storage shed, steps up to paved patio seating area with gravelled steps and pathway up to a further elevated seating area with stunning views along the Severn Valley. A mixture of evergreen shrub planting, courtesy light

Services

Mains electricity, water, drainage and gas are understood to be 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 'E'

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

Directions

Proceed out of Welshpool in the direction of Newtown on A483. Upon reaching the new bypass roundabout take the first exit and continue along Pool Road into Newtown past Tesco. At the traffic lights by McDonalds turn right onto B4568. Take the fourth turning on the right hand side into Barn Lane, continue along and turn left Hillside Avenue where the property will be located on the left hand side.

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.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com