

FOR SALE

2 Redwood Terrace, Forden, Welshpool, Powys, SY21 8LG



FOR SALE

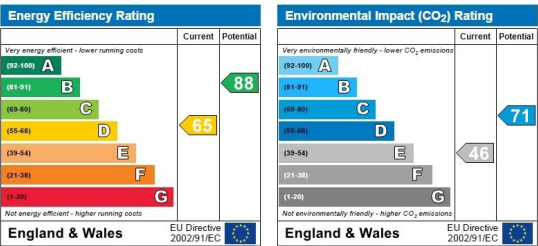
Asking price £118,000

2 Redwood Terrace, Forden,
Welshpool, Powys, SY21 8LG

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,

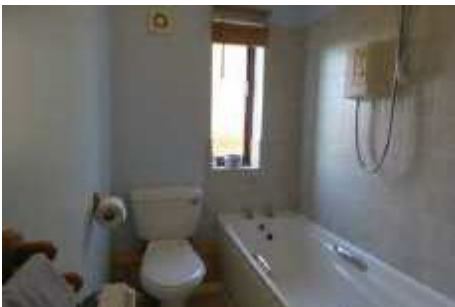
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01938 555 552

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



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 England 06597073.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- SECTION 106 APPLIES
- Ideal First Time Buy Property
- Quiet location
- Close to local amenities
- Double glazing
- Enclosed rear garden

Accommodation is as follows:

Frosted panelled glazed entrance door leading into

Entrance Hall

Wood laminate floor covering, panelled glazed door, leading through to

Lounge

4.88m x 3.96m (16'0 x 13'0)
Stairs off. 2 wall light points, double glazed window to the front elevation, 2 wall mounted electric heaters, television point, under stairs storage cupboard, telephone point. Panelled glazed door provides access to

Kitchen

3.89m x 2.51m (12'9 x 8'3)
Fitted with a range of oak fronted wall and base units with oak work surfaces,

plumbing and space for washing machine, stainless steel sink drainer unit, electric hob and oven, space for fridge freezer, tiled splash backs, tiled floor. 2 double glazed windows to the rear elevation. Panelled glazed rear access door. Extractor fan, all mounted electric heater

Landing

Loft access, smoke alarm

Bedroom 1

3.96m x 3.96m Lshaped maximum measurements (13'0 x 13'0 L shaped 2 double glazed windows to the front elevation, wall mounted electric heater, airing cupboard

Bedroom 2

3.40m x 2.31m (11'2 x 7'7)
Double glazed window to the rear elevation, wood laminate floor covering, wall mounted electric heater

Bathroom

Fitted with a white suite comprising pedestal wash hand basin, low level WC, bath with Triton Shower over.

Wood laminate floor covering, tiled splash backs, frosted double glazed window to the rear elevation, wall mounted electric heater, extractor fan

Externally

To the front there is an allocated parking space, lawned area, paved pathway leading to the front door.

To the rear there is a paved patio seating area, lawned area, pergola, shed, timber panelled fence surround and pedestrian rear access gate

Services

Mains electricity, water and drainage are understood to be connected to the property. None of these services have been tested by Halls

Local Authority

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

Tax Band

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

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 viewed on the following websites:

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