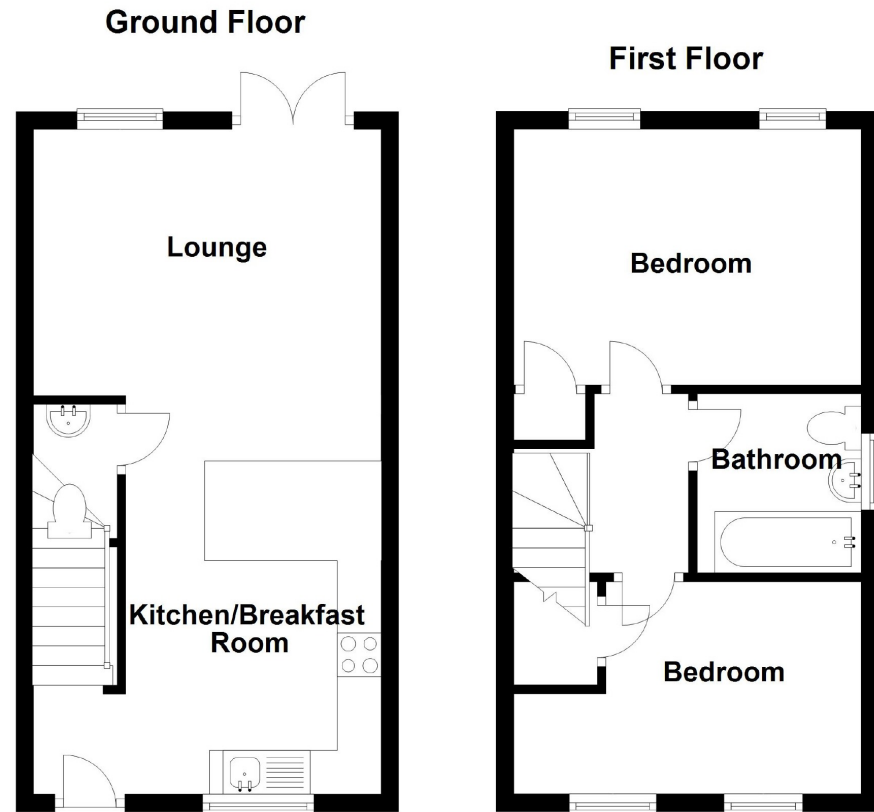


FOR SALE

35 Heritage Green, Forden, Welshpool, Powys, SY21 8LH



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.



FOR SALE

Guide price £142,500

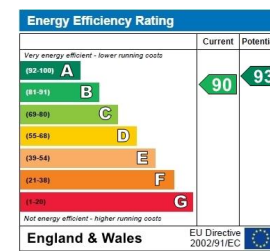
35 Heritage Green, Forden, Welshpool, Powys, SY21 8LH

This 2 bedroom semi detached property is offered for sale with no onward chain. The property has 8 years remaining on the NHBC certificate. Ideal first time purchase or buy to let investment. The property presented to a very high standard and offers open plan lounge/dining/kitchen area, W.C., landing two double bedrooms and bathroom. The property has oil fired central heating, off road parking for two cars and low maintenance landscaped rear garden, rural village

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 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



2 Bedroom/s



Bath/Shower Room/s



- NO ONWARD CHAIN
- Off road parking for 2 cars
- Oil fired central heating
- Double glazed throughout
- Presented to a high standard
- Rural village location

Accommodation is as follows:

Open Plan Kitchen Dining/Lounge Area

7.52m x 3.89m (24'8 x 12'9)

Fitted with a range of light grey wall and base units, laminate roll top work surfaces, wood effect floor covering, stainless steel sink drainer unit. Wall mounted oil fired boiler. Plumbing and space for washing machine. Electric hob and oven, stainless steel extractor canopy. Space for fridge freezer. Stairs off, under stairs storage cupboard, 2 central heating radiator, thermostat heating control, fuse board

Lounge Area

Double glazed French doors leading onto the rear decked seating area. Double glazed window to the rear elevation, television point, 2 central

heating radiators

Under Stairs WC

Wall mounted wash hand basin, low level WC, wood effect floor covering, extractor fan

Landing

Loft Access, smoke alarm, central heating radiator

Bedroom 1

3.99m x 2.92m (13'1 x 9'7)

2 Double glazed windows to the rear elevation, central heating radiator, built in wardrobe

Bedroom 2

L Shaped Maximum Measurements 3.96m x 2.44m (13'0 x 8'0)

2 double glazed windows to the front elevation, central heating radiator, airing cupboard with heating timer controls

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath with shower over and screen. Tiled splash backs, frosted double glazed

window, extractor fan, heated chrome towel rail, shaver point

Externally

To the front the property has tarmac off road parking for 2 cars, outside tap, power point. Pedestrian side access gate to the rear, entrance canopy with courtesy light

To the rear there is a decked patio area with raised seating, LED lighting and raised flower beds. Lawned area, paved patio seating area and oil tank

This property is fitted with solar photo voltaic panels

Services

Local Authority/Tax Band

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

The property is in Band 'C'

Directions

From Welshpool proceed along Berriew Street/A458 to roundabout. Take the 2nd exit onto A490. Continue along the A490, past Welshpool Airport and follow the

road for approximately 2 miles. At the Cock Inn take the left hand turn onto the B4388, Turn right into Heritage Green and follow the road around. The property will be observed on the left hand side towards the end of the cul de sac.

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.

Viewings

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com