

FOR SALE

33 Park Avenue, Kerry, Newtown, Powys, SY16 4DA

tap. To the rear, Firebird oil fired boiler and oil tank. Paved patio seating area. Lawn. Decked seating area. Shed. Summerhouse. Covered seating area with power point a, outside tap and courtesy light and hedge surround creating a private garden with pleasant views from the decked seating area

Services

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

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, 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@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

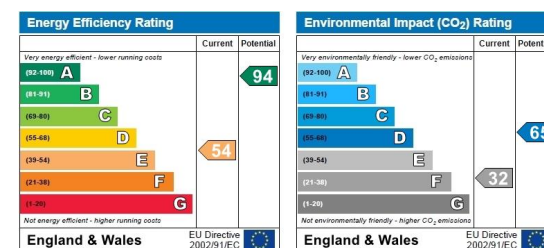


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Asking price £227,000

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Newtown, Powys, SY16 4DA

Energy Performance Ratings



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.



01938 555 552

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



OnTheMarket.com

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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Off street parking
- Garage
- Conservatory
- Oil fired central heating
- Double glazed throughout
- Private rear garden

Accommodation is as follows:

Frosted double glazed entrance door leading into

Entrance Hall

Stair case off with turned balustrade. Heating timer controls. Central heating radiator. Telephone point. Smoke alarm

WC

Wall mounted wash hand basin, low level WC, shaver light, extractor fan. Tiled splash backs

Lounge

4.65m x 3.35m (15'3 x 11'0)
Inset Esse 4.5Kw multi fuel stove with a marble hearth and backing with decorative timber surround. Television point. Coved and textured ceiling. Wood laminate floor covering. Central

heating radiator. 2 wall light points. 2 double glazed windows to the front elevation

Kitchen

3.35m x 2.59m (11'3 x 8'6)
Fitted with a range of light oak fronted wall and base units with laminate roll top work surfaces. 1½ bowl stainless steel sink drainer unit. Electric hob and oven. Extractor canopy. Double glazed window to the rear elevation overlooking the rear garden. Tiled floor. Space for fridge freezer. Recessed spotlights. Central heating radiator. Tiled splash backs.

Dining Room

3.43m x 2.59m (11'3 x 8'6)
Double glazed French doors leading through to conservatory. Wood laminate floor covering. Central heating radiator. Coved and textured ceiling.

Conservatory

3.15m x 2.90m (10'4 x 9'6)
Tiled floor, Double glazed windows to 3 elevations. Side access door leading

onto the rear patio area

Utility Room

3.15m x 1.73m (10'4 x 5'8)
Range of wall and base units matching the kitchen with laminate roll top work surfaces. Plumbing and space for washing machine and tumble dryer. Double glazed window to the front elevation. Tiled splash backs and floor. Double glazed rear access door. Central heating radiator. Door to garage. Loft access

Garage

5.11m x 2.46m (16'9 x 8'1)
With up and over door. Double glazed window to the rear elevation. Loft access. Power and light

Landing

Loft access leading to fully insulated loft which is part boarded with power and light. Immersion heating controls

Bedroom 1

3.66m x 2.87m (12'0 x 9'5)
Two double glazed windows to the front elevation. Central heating radiator

Bedroom 2

3.86m x 3.12m maximum measurements (12'8 x 10'3 maximum)
Double glazed window to the rear elevation overlooking the rear garden. Central heating radiator

Bedroom 3

2.87m x 2.16m (9'5 x 7'1)
Double glazed window to the front elevation. Central heating radiator. Built in wardrobe

Bathroom

Fitted with a white 4 piece modern suite comprising pedestal wash hand basin, low level WC, bath with mixer tap and shower attachment. Walk in electric shower. Airing cupboard. Frosted double glazed window to the rear elevation. Tiled floor. Extractor fan. Heated chrome towel rail. Wall mounted electric heater

Externally

To the front the property has gravelled driveway parking for at least 5 vehicles leading to single garage with up and over door. Side access gate and outside