





4 Meredith Court, Old Kerry Road, Newtown, SY16 1BP
£175,000

A 3 bedroom end terrace house within easy reach of the town centre, with an entrance hall, living room, kitchen/dining room and shower room. Externally there are 2 parking spaces and an enclosed low maintenance garden with garden shed. NO ONWARD CHAIN.



ENTRANCE CANOPY

Composite front door to:

ENTRANCE HALL

Radiator and staircase to the first floor.

LIVING ROOM

Radiator, 2 uPVC double glazed windows to the front aspect and useful recess under the stairs.

KITCHEN/DINING ROOM

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink under a uPVC double glazed window overlooking the rear garden, part tiled walls, integrated electric oven, 4 ring gas hob with extractor hood over, plumbing and space for washing machine, space for under counter fridge, further appliance space, wall mounted gas central heating boiler, radiator, built in storage cupboard with shelving and composite door to the rear garden.

FIRST FLOOR

LANDING

Hatch to loft.

BEDROOM 1

Radiator, uPVC double glazed window to the front aspect and built in airing cupboard with tank and slatted shelving.

BEDROOM 2

Radiator and uPVC double glazed window to the rear aspect.

BEDROOM 3

Radiator and uPVC double glazed window to the front aspect.

SHOWER ROOM

Low level W.C., pedestal wash hand basin with tiled splashback, walk in shower, radiator, extractor fan and uPVC double glazed window to the rear.

OUTSIDE

FRONT

Gate and path to the front door. Area laid to gravel.

SIDE

Boundary wall with raised flower bed leading round to the:

REAR GARDEN

Garden shed, laid to gravel for ease of maintenance with raised flower and shrub bed.

OFF ROAD PARKING

Two allocated parking spaces.

GENERAL NOTES

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps & Ultrafast 1800 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very low risk. Flooding from the sea: Very low risk. Flooding from surface water and small watercourses: Very low risk.

COUNCIL TAX BANDING

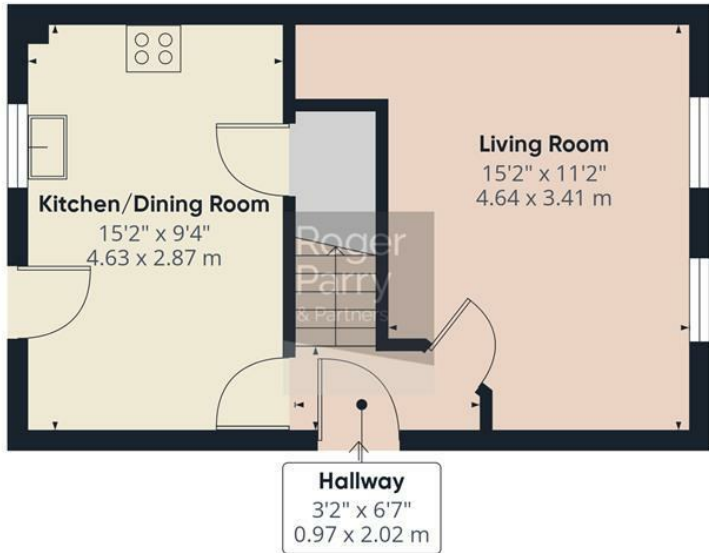
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

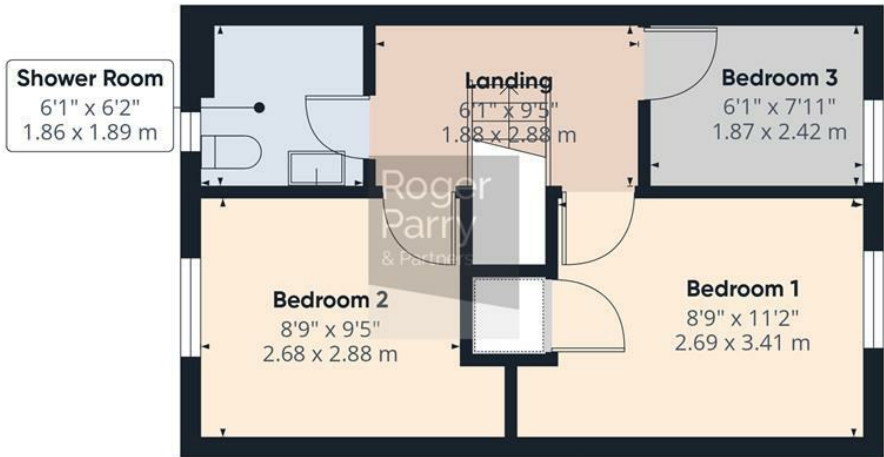
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

679 ft²
63.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Powys County Council

Council Tax Band: C

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Newtown town centre, proceed over long bridge to roundabout taking the right hand turn, continue along the road until you approach the traffic lights (by McDonalds) proceed straight over taking the A489 Craven Arms / Kerry Road. Turn first right after a short distance into Old Kerry Road and the house will be seen on the left indicated by our For Sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.