





5 Acrefield Avenue, Guilsfield, Welshpool, SY21 9PN
Realistic Offers Considered £215,000

This 2 bedroom semi detached bungalow is situated within easy walking distance of the village amenities and is offered with no onward chain. Offering a kitchen/dining room, separate utility room, bathroom, detached shed and enclosed rear garden. Off road parking and car port.



ENTRANCE

Composite front door to:

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the side, part tiled walls, radiator, uPVC double glazed window to the front aspect, glazed double doors to the sitting room and door to:

UTILITY ROOM

Fitted with a range of base cupboards with work surface over, matching eye level cupboards, stainless steel sink, part tiled walls, floor standing oil fired central heating boiler, appliance space and uPVC double glazed window to the side aspect.

SITTING ROOM

Radiator, fireplace with coal effect fire inset, coved ceiling, uPVC double glazed window to the front aspect and door to:

INNER HALLWAY

Radiator, hatch to loft and airing cupboard with tank and slatted shelving.

BEDROOM 1

Fitted with a range of built in wardrobes to one wall. Radiator, coved ceiling and uPVC double glazed window to the rear aspect.

BEDROOM 2

Radiator, coved ceiling and uPVC double glazed window to the rear aspect.

BATHROOM

White suite comprising pedestal wash hand basin, low level W.C., panel bath and separate fully tiled shower cubicle, extractor fan, part tiled walls, display recess, radiator and uPVC double glazed window to the rear.

OUTSIDE**FRONT**

Driveway parking. Laid to lawn. Double gates leading to carport and driveway.

REAR

Patio entertainment area, laid to lawn with flower and shrub borders, oil tank, gate to driveway and bounded by panel fencing.

STORAGE SHED/WORKSHOP

With door to front and glazed panels to side and rear, power and light.

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. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 3 Mbps & Ultrafast 1000 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: Low Risk.

COUNCIL TAX BANDING

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

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 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾
804.61 ft²
74.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Local Authority: Powys County Council

Council Tax Band: D

EPC Rating: D

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:

Leave Welshpool on the A490 signposted Guilsfield. After approximately 3 miles take the right hand turn to Guilsfield. Proceed through the village, passing the village shop and turn right into Acrefield Avenue where the property can be found on the right hand side as 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 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.