



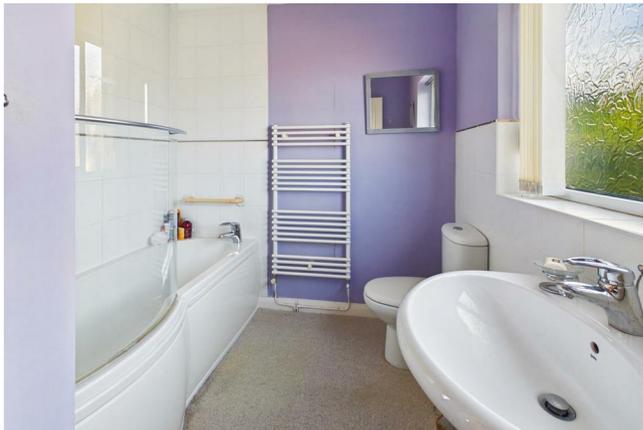
Roger  
Parry  
& Partners

3 Burgess Croft, Red Bank, Welshpool, SY21 7RJ



**3 Burgess Croft, Red Bank, Welshpool, SY21 7RJ**  
**£280,000**

A spacious 3 bedroom, 2 reception detached house with potential to extend subject to pp and enjoying views towards countryside. There are gardens to 3 sides and an integral garage. Having a utility room and cloakroom the property is offered with no onward chain.



**ENTRANCE**

Double glazed front door and side screen to:

**ENTRANCE HALL**

Staircase to the first floor.

**SITTING ROOM**

Dual aspect with uPVC double glazed window to the front with views towards countryside and patio doors to the rear patio and gardens, 2 radiators and marble effect fireplace with inset coal effect gas fire.

**DINING ROOM**

Radiator and uPVC double glazed window to the front aspect with views towards countryside.

**KITCHEN**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, end display shelving, stainless steel sink with mixer tap under a uPVC double glazed window overlooking the rear gardens, part tiled walls, integrated oven, 4 ring gas hob and extractor hood over, integrated dishwasher and under counter fridge, tile floor and folding door to:

**UTILITY ROOM**

Having plumbing and space for washing machine, tiled floor, uPVC double glazed door to side and window to rear. Sliding door to:

**CLOAKROOM**

Low level W.C., wall mounted wash hand basin with tiled splashback, , tiled floor and uPVC double glazed window to the rear.

**FIRST FLOOR LANDING**

Hatch to loft and airing cupboard housing a Worcester gas central heating boiler and slatted shelving.

**BEDROOM 1**

Radiator, built in double wardrobe and uPVC double glazed window to the front aspect with views towards countryside.

**BEDROOM 2**

Radiator, built in double wardrobe and uPVC double glazed window to the front aspect with views towards countryside.

**BEDROOM 3**

Radiator, built in wardrobe and uPVC double glazed window to the rear aspect with views towards fields.

**BATHROOM**

'P' shape bath with mixer tap and separate electric shower over and glazed screen, low

level W.C., pedestal wash hand basin with mixer tap, part tiled walls, heated towel rail, shaver socket and uPVC double glazed window to the rear aspect.

**OUTSIDE****FRONT**

Laid to lawn with flower and shrub borders, path to the front door and path leading around the house to the rear garden.

**SIDE**

Gate from the rear garden, laid to gravel enjoying views towards countryside.

**REAR**

Patio entertainment area, steps up to the sloped lawn with flower and shrub borders. Hedge and fence to boundary.

**GARAGE**

Up and over door, 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, drainage and water are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 15 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:**

**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:**

Proceed up Church Bank, turning left into Red Bank, over the mini-roundabout, turning right into Adelaide Drive and right into Burgess Croft where the property can be found immediately on the left hand side as identified by our For Sale board.

### **Viewing arrangements**

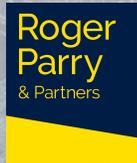
Viewing of the property is strictly by appointment only through:

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.