

Town & Country

Estate & Letting Agents



6 Powis Close, Pant, SY10 8DG

Offers In The Region Of £220,000

WITH NO ONWARD CHAIN!! AN IMMACULATE, SPACIOUS TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN A CUL DE SAC LOCATION. The property is well maintained and boasts great sized rooms to include hallway, lounge/ dining room, inner hallway, two double bedrooms, kitchen/ breakfast room and bathroom. Externally there are low maintenance gardens to the front and rear along with single garage and driveway. All local amenities are close at hand including shops, schools and public transport. Oswestry, Shrewsbury and Welshpool are within easy reach. Viewing is essential to appreciate the condition of the property.

Directions

From our Oswestry office proceed out of town towards Welshpool. On entering the village of Pant turn left onto Station Road and then first right onto Powis Close where the property will be seen on the right hand side.

Accommodation comprises

Hallway

Having a Upvc door to the front and a door through to the lounge.

Lounge/ Dining Room 16'4" x 14'9" (5.00m x 4.50m)



A great sized living space having a window to the front, coved ceiling and a radiator. A door leads through to the inner hallway.

Inner Hall



With wood flooring and loft access which is part boarded with light and pull down ladder. There is an airing cupboard off the hallway with tank and shelving. Doors lead to the bedrooms, bathroom and kitchen.

Bedroom Two 13'3" x 11'8" (4.06m x 3.56m)



A good sized double bedroom having a window to the front, a range of built in wardrobes and a radiator.

Bedroom One 14'10" x 11'8" (4.54m x 3.58m)



Another great sized double bedroom having a window to the rear and a radiator.

Bathroom



Recently refitted with a modern white three piece suite comprising panelled bath with a mixer tap over, glass screen and an electric Triton shower, wash hand basin on a vanity unit with a mixer tap over, low level w.c., tiled floor, tiled walls, shaver light and point, window to the side and a heated towel rail.

Kitchen/ Breakfast Room 11'9" x 11'5" (3.60m x 3.50m)



The well appointed kitchen has a range of base and wall units with work surfaces over, stainless steel single drainer sink, Hygena electric oven, electric hob and integrated extractor fan, tiled floor, part tiled walls, space for fridge, radiator, plumbing for a washing machine, space for appliances, windows to the side and rear and a door to the side.

Single Garage

With an up and over door, power, lighting and side personal door.

Front Gardens



To the front of the property there is a lawned and shrubbed garden with small gravelled area across the driveway. There is also a private patio area leading to the front door with pathway leading to the side with outside lighting. A covered canopy porch leads to the side door.

Rear Gardens



The low maintenance rear garden is terraced and shrubbed with a pathway leading to a seating area and patio.

Additional Photo



Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire council and the property is in band C.

Services

The agents have not tested the appliances listed in the particulars.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

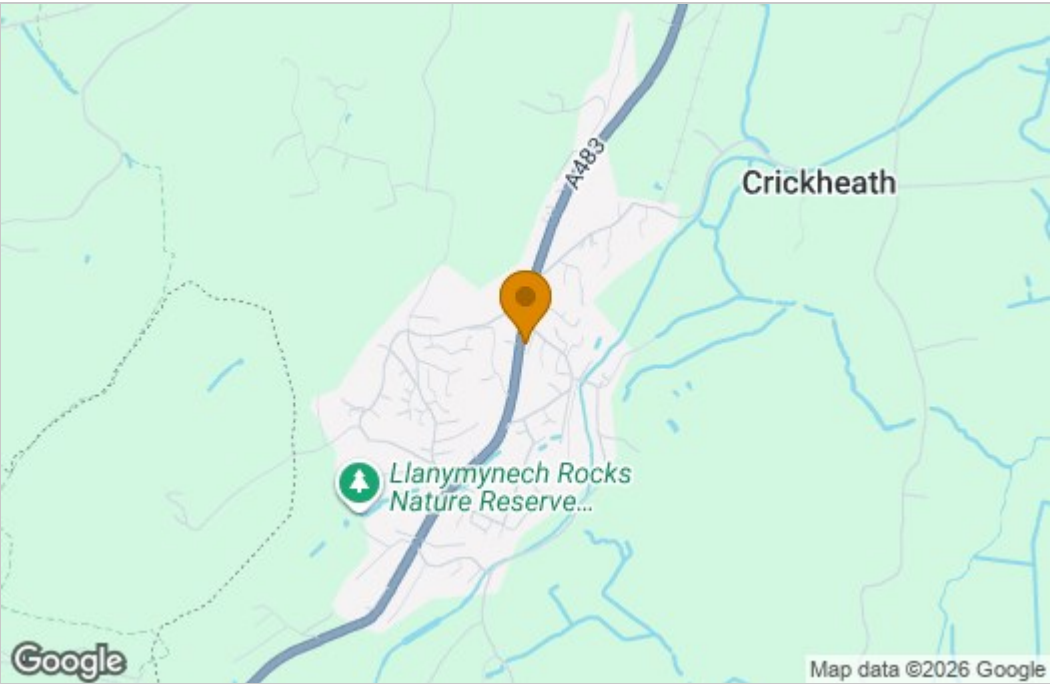
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

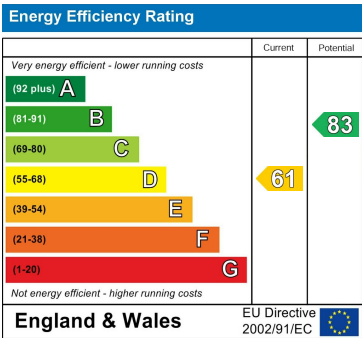
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.