



Holters

Local Agent, National Exposure

7 The Holmes Erwood, LD2 3EQ

Offers in the region of £175,000



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A lovely three bedroom semi-detached family home, available with no upward chain! A great opportunity for a first time buyer or investment!

Key Features

- A Lovely Three Bedroom House!
- In a Popular Village Location
- No Upward Chain
- Well Maintained Throughout
- UPVC Double Glazing
- Well Presented for Sale
- On a Popular Residential Cul-de-Sac
- Enclosed Rear Garden
- Newly Erected Boundary Fences
- EPC - E

The Property

7 The Holmes is a pleasant three bedroom, semi-detached house that is located in a popular village location, a great opportunity to acquire a lovely family home or a great investment opportunity.

From the hall you initially turn right into the lounge, as all of the house the room is well presented and has a double glazed window which overlooks the front garden and with French doors to the rear it gives a light aspect. The kitchen is fitted with ample wall and base units with an integrated sink, electric oven and hob. From the kitchen and dining room

there are windows overlooking the rear garden. Accessed off the kitchen are two useful storage cupboards and a side door to the rear garden and open fields.

The first floor accommodation offers three bedrooms in total, two doubles and a single. From bedrooms one and three you have a nice outlook to the front with views across the Valley and from the second bedroom you overlook the rear garden. The family bathroom offers a white suite with a shower over the corner bath with a separate WC to the side.

Externally the property has a large grassed area to the front with a pathway leading to the front door and rear garden via a side gated access. The rear garden is partly gravelled with a paved seating area and steps that lead to a raised lawn.

NOTE

We have been informed the property is constructed of a steel frame.

The Location

Erwood is a rural village located

in the Wye Valley surrounded by countryside. The village has a local pub and village hall which forms the centre of the local community. The village is located in what is arguably some of the most beautiful countryside in the United Kingdom. A 5-10 minute drive away is Builth Wells, it lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand, the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

Builth Wells - 8 miles
Hay-on-Wye - 12 miles
Brecon - 13 miles
Hereford - 34 miles



Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band C

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

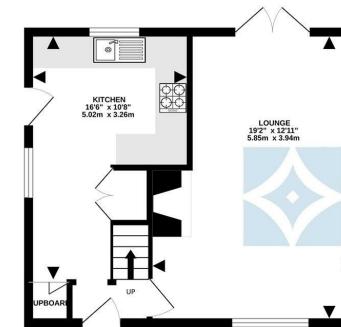
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holters for themselves and for the vendors or lessors of this property who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, positions, windows, doors and any other features are approximate and no responsibility is taken for any error, omission or misdescription. These floorplans are intended for guidance only and should not be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

