

MORRIS
MARSHALL
POOLE

20 Burgess Croft, Red Bank

Welshpool, Powys, SY21 7RJ

Asking Price: £215,000

20 Burgess Croft is a well-proportioned detached bungalow occupying an attractive position within a select cul-de-sac on a popular private residential development in an elevated part of Welshpool. Welshpool is one of Mid Wales' most popular market towns, offering an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services. The town is well known for its historic character, attractive canal-side walks and the renowned Powis Castle with its magnificent gardens and parkland. Welshpool also benefits from a railway station with connections to Shrewsbury and the wider rail network, making it a convenient location for both commuters and those seeking a balance between town living and the surrounding countryside. The beautiful landscapes of Montgomeryshire are readily accessible, providing a wealth of opportunities for walking, cycling and outdoor pursuits. Offered to the market with the benefit of No Forward Chain, the property provides comfortable and well-laid-out accommodation throughout, whilst also presenting an excellent opportunity for purchasers wishing to undertake cosmetic updating and create a home tailored to their own tastes and requirements.

The accommodation is entered via a UPVC entrance door with adjoining side screen opening into a spacious 'L' Shaped Reception Hall. The Hallway forms the central hub of the property, providing access to all principal rooms and creating a practical flow throughout the bungalow with a night storage heater, loft access, a meter/cloaks cupboard and a substantial airing cupboard housing the hot water cylinder. Situated to the front of the property is the Lounge, enjoying a pleasant outlook across the front garden and cul-de-sac through a large picture window. The room centres around a gas fire set within an attractive stone surround with tiled hearth and timber display mantel, creating a focal point to the living space. A connecting opening leads through to the Dining Room, which overlooks the rear garden and provides ample space for formal dining and entertaining. The Dining Room and Entrance Hall both provide access to the fitted Kitchen, which is appointed with a range of modern wall and base units incorporating work surfaces with inset stainless steel sink. There is a cooker point, plumbing for a washing machine and space for additional white goods.









- Detached Two Bedroom Bungalow in a Sought-after Residential Location
- Offered to the Market with No Forward Chain
- Spacious Lounge and Dining Room
- Modern Fitted Kitchen and Adjoining Conservatory
- UPVC Double Glazing
- Level Enclosed Rear Garden with Patio Seating Area
- Requires some Cosmetic Upgrading, Offering Excellent Scope for Improvement
- Energy Efficiency Rating: 51 (E) (Expires: 14/06/2036)







CONT: ...

From the Kitchen, a stable door and window open into the Conservatory, which features a tiled floor, fitted base storage units and direct access to the rear garden, making it a useful additional reception area, Garden Room or practical Utility space.

The bungalow offers Two comfortable Double Bedrooms, one positioned to the front elevation and the other to the side, both benefiting from night storage heating and enjoying pleasant natural light. Serving the Bedrooms is a fully tiled Bathroom fitted with a three-piece suite comprising panelled bath with electric shower over, wash hand basin and W.C.

OUTSIDE

The property enjoys attractive gardens to both front and rear. The front garden is predominantly laid to lawn, creating an open and welcoming approach, whilst a driveway to the side provides off-road parking. A pathway extends around the property, passing an established shrub border and leading to the rear garden. The rear garden is a particular feature, being pleasantly enclosed and predominantly level, making it ideal for gardening, relaxation or outdoor entertaining. The garden is laid mainly to lawn and is bordered by mature conifer hedging, providing a good degree of privacy. A raised patio seating area offers an ideal space for al fresco dining, whilst pathways provide convenient access around the bungalow. There is also a useful shed and greenhouse.

DIRECTIONS

From our Welshpool Office follow the one way system in the right hand lane passing the council offices premises on the left. Continue up Church Bank and turn left into Red Bank. After the mini island take the first right into Adelaide Drive and carry on into the development and take the right turn into Burgess Croft and the property will be located on the left in the cul-de-sac.

What3words:///trial.perfected.trappings

LAND REGISTRY NUMBER WA78749

SERVICES

Mains electricity, Water, Drainage, Gas. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'D' (Powys County Council).

TENURE

Freehold.

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.
Flooding from the sea - very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - very low risk - risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

























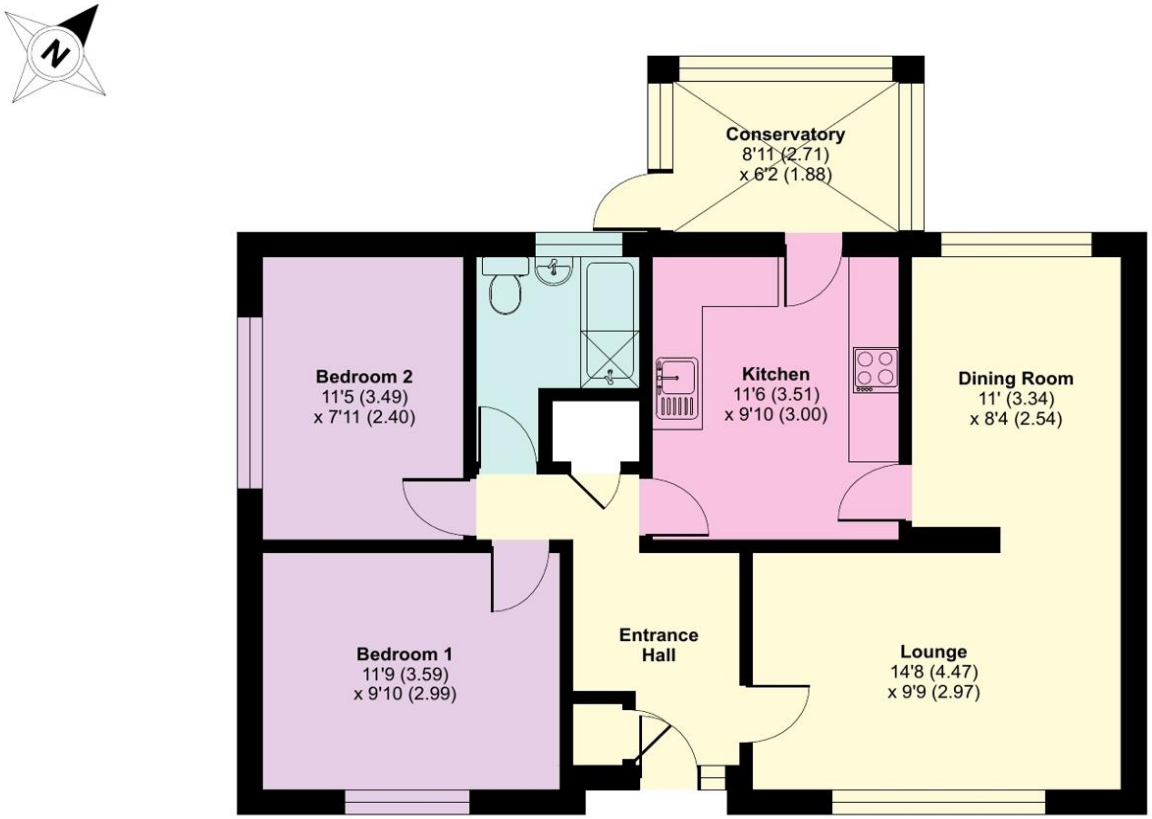


FLOORPLANS

20 Burgess Croft Red Bank, Welshpool, Powys, SY21 7RJ

Approximate Area = 797 sq ft / 74 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Morris Marshall & Poole. REF: 1472655

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