



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Market Drayton

Shrewsbury Road  
Market Drayton Shropshire



**Located within walking distance to the town centre and convenient location for local bus routes, this spacious, detached bungalow is ready to move into and offered with NO CHAIN.**

The versatile accommodation includes a spacious lounge with lean to conservatory off, three bedrooms, spacious kitchen and shower room. There are private gardens to both the front and rear as well as a block paved driveway to the rear and detached brick garage with electric roller door. There are lawned gardens to the front with path to the side leading to the established garden.

- Three Bedroom Detached Bungalow
- Lounge With Lean To Conservatory Off
- Fitted Kitchen & Shower Room
- Rear Access Driveway & Garage
- Conveniently Located For Town Centre
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



## Front Porch

Having double glazed door to the front with double glazed side panels and further glazed door leading into the hallway.

## Entrance Hallway

Accessed through a double glazed door from the porch with double glazed side panels, loft access and store cupboard housing the gas central heating boiler.

## Living Room 13' 0" x 12' 10" (3.95m x 3.91m)

Gas fire set on a stone hearth, two radiators and double glazed window to the side. Sliding patio doors onto the conservatory.

## Conservatory 7' 4" x 11' 8" (2.23m x 3.56m)

A lean to aluminium framed conservatory with doors to the garden.

## Kitchen 11' 4" x 12' 4" (3.45m x 3.77m)

Fitted with a range of base and wall units, work surface, one and a half bowl sink, four ring gas hob and electric oven. Pantry store with double glazed window, box bay window to the rear and double glazed window to the side.



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**Bedroom One** 13' 0" x 10' 11" (3.96m x 3.33m)

A double bedroom with radiator and double glazed window.

**Bedroom Two** 9' 10" x 10' 5" (3.0m x 3.17m)

Another double bedroom with fitted wardrobe, radiator and double glazed window.

**Bedroom Three** 8' 5" x 12' 10" (2.57m x 3.92m)

Radiator and double glazed window. If a third bedroom is not required the room would be ideal for dining.

**Shower Room** 6' 5" x 7' 9" (1.95m x 2.37m)

Fitted with white suite comprising corner tiled shower cubicle with electric shower, pedestal wash basin and low level W.C. Radiator and double glazed window.

**Outside Front**

The home has an established hedge to the front providing privacy to the garden, behind which are two lawns divided by the pathway to the front entrance porch.

**Outside Rear**

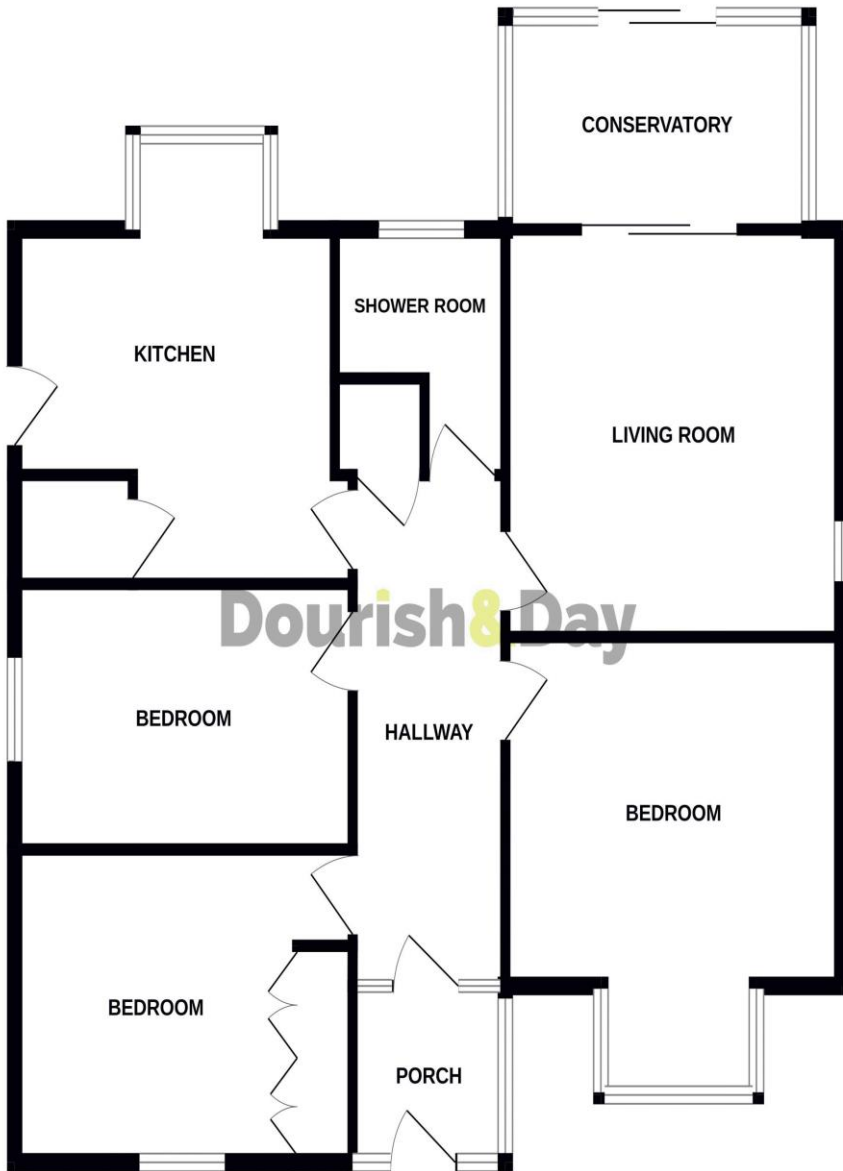
The established rear garden has an abundance of established planted areas, patio adjacent to the home leading onto a partially gravelled garden with centre rose bed.

**Driveway & Garage** 17' 11" x 9' 1" (5.45m x 2.77m)

There are double gates to the rear boundary which lead onto a block paved driveway for two cars and lead to the detached garage. The garage has a remote electric roller door to the front, power, lighting and window to the side.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating	A	B	B+
Energy Efficiency Rating	B	C	C+
Energy Efficiency Rating	C	D	D+
Energy Efficiency Rating	D	E	E+
Energy Efficiency Rating	E	F	F+
Energy Efficiency Rating	F	G	G+

England & Wales  
EU Directive 2002/91/EC

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