



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Market Drayton

Victoria Road  
Market Drayton Shropshire

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*If you are looking for a home which is full of character then this bay fronted semi detached house will be at the very top of your list. Even before you step through the front door you know it will be stylish as the home has a Minton tiled floor which continues into the hallway with wide staircase to the first floor.*

There are two reception rooms with the front having a lovely bay with exposed floor boards and wood burner, a spacious dining room with checked tiled floor, fitted kitchen and separate utility. To the first floor there is a wide return landing with doors off to all rooms which include three bedrooms and stylish period style large bathroom which has slipper bath and separate shower cubicle. There is an enclosed rear garden which is mostly lawned and two brick garden stores.

- Mature Bay Fronted Semi-Detached House
- Lots Of Character Throughout
- Two Reception Rooms
- Fitted Kitchen & Separate Utility
- Three Bedrooms
- Large Stylish Period Style Bathroom

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

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

**01630 658888**

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### Entrance Porch

Recessed open porch with Milton styled tiled floor and half glass door to the hallway.

### Entrance Hallway

Again having Minton style tiled floor with stairs off to the first floor and door to the dining room.

### Lounge 13' 1" x 13' 5" (4.0m x 4.1m)

A lovely reception room which has an exposed brick chimney hearth with multi-fuel burner inset. Exposed floor boards, radiator and double glazed bay window to the front. The living room is open plan to the dining room with archway divide.

### Dining Room 13' 1" x 13' 1" (4.0m x 4.0m)

Another generous sized reception room full of character with chequered black and red tiled floor, exposed chimney breast and brick hearth incorporating feature fire. Radiator and double glazed window to the rear.



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## **Kitchen** 11' 4" x 10' 1" (3.45m x 3.08m)

Fitted with a range of base and wall units, work surfaces to three sides. Chimney breast exposed brickwork incorporating a four ring gas hob with stainless steel splash back and electric oven below. Inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Integrated dishwasher, double glazed window and stable type wooden door to the side.



## **Utility** 8' 10" x 6' 5" (2.68m x 1.95m)

Having wood block work surface incorporating a Belfast sink with ornate mixer tap and storage below with space for a washer and dryer. Tiling to the floor which continues into the store cupboard which has a double glazed window to the rear. Double glazed window to the side.

## **Rear Porch**

Door to the garden.

## **First Floor Landing**

Loft access and doors off to all rooms.

## **Bedroom One** 13' 1" x 10' 9" (4.0m x 3.28m)

Radiator and double glazed window to the front.



## **Bedroom Two** 13' 1" x 9' 9" (4.0m x 2.98m)

Radiator and double glazed window to the rear.

## **Bedroom Three** 13' 0" x 6' 6" (3.95m x 1.97m)

Having traditional grill style radiator and double glazed window to the front.



## **Bathroom** 11' 6" x 10' 3" (3.5m x 3.12m)

Fitted with a traditional style suite comprising slipper bath with free standing chrome column mixer tap, corner shower cubicle with ornate shower mixer, pedestal wash basin and low level WC. Half height wood panelling to the walls, inset ceiling spot lighting traditional style column heated towel rail and double glazed window to the rear.

## **Outside Front**

A stone covered front garden with open porch to the front.

## **Outside Rear**

There is a courtyard rear with two brick outbuildings leading onto a lawn with established shrubs and bushes. Wood store and gate to the side.

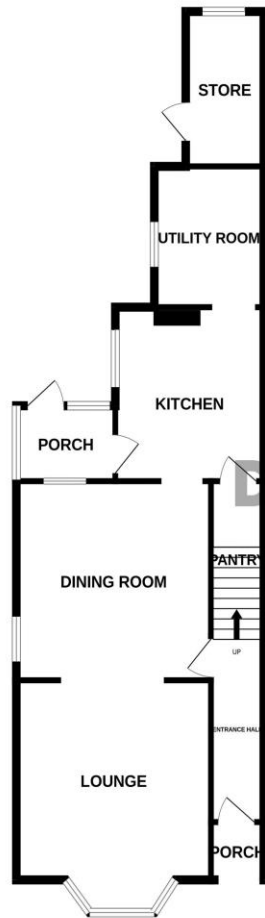
## **Outbuilding One** 8' 8" x 5' 5" (2.63m x 1.66m)

## **Outbuilding Two** 7' 7" x 5' 2" (2.31m x 1.58m)



GROUND FLOOR

1ST FLOOR



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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 efficient - lower running costs			
(92+)	A		83
(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
			www.epc.org.uk



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