



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Market Drayton

Kiln Bank Crescent
Market Drayton Shropshire



If location is high up on your criteria then this lovely semi detached dormer bungalow, which is located in a cul-de-sac within a highly desirable part of Market Drayton is going to be one you want to look at.

The home is offered with NO CHAIN and comprises L shaped entrance hall linking all other rooms, lounge, kitchen, two bedrooms and bathroom. The attic space has been converted and used as a third bedroom. Outside there is a decorative stone covered front garden, driveway and mostly lawned rear garden.

- Two/Three Bedroom Semi-Detached Bungalow
- Spacious Lounge
- Kitchen & Family Bathroom
- Front & Rear Gardens
- Set In Desirable Location
- No Chain

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

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

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hellomarketdrayton@dourishandday.co.uk



Entrance Hall

Double glazed side entrance door leads into the L shaped hallway with doors off to all other rooms and has a storage cupboard and radiator.

Living Room 15' 9" x 9' 7" (4.79m x 2.92m)

Having a tiled fire place and hearth incorporating a gas fire. Double glazed window to the rear.

Kitchen 9' 11" x 9' 1" (3.03m x 2.78m)

Fitted with base and wall units, work surfaces to two sides, stainless steel sink unit and drainer. Corner cupboard, gas central heating boiler, radiator double glazed window to the rear and half glass double glazed window to the side.

Bedroom One 10' 11" x 9' 11" (3.34m x 3.02m)

A double bedroom with radiator and double glazed window to the front.

Bedroom Two 9' 11" x 10' 0" (3.01m x 3.06m)

A further double bedroom with storage cupboard, radiator and double glazed window to the front.



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Bathroom 7' 0" x 5' 7" (2.13m x 1.7m)

Fitted with a panel bath with mains fed shower over, pedestal wash basin and low level WC. Part tiling to the walls and fully tiled around shower area. Double glazed window to the side.

Landing

Door off to the attic room.

Loft Room/Bedroom 9' 5" x 9' 3" (2.86m x 2.83m) Floor measurements

Two built in cupboards and Velux style double glazed windows to the rear.

Outside Front

The bungalow is set behind a low walled front garden which has decorative stone covering. A tarmac driveway provides off road parking and continues to the rear via double gates to the side.

Outside Rear

The rear garden is mostly lawned and has a garden shed.

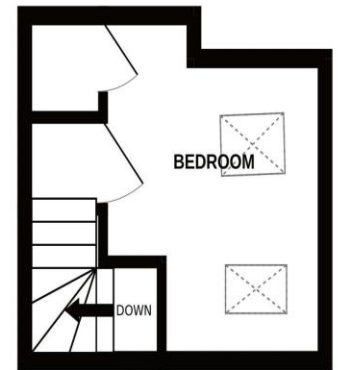
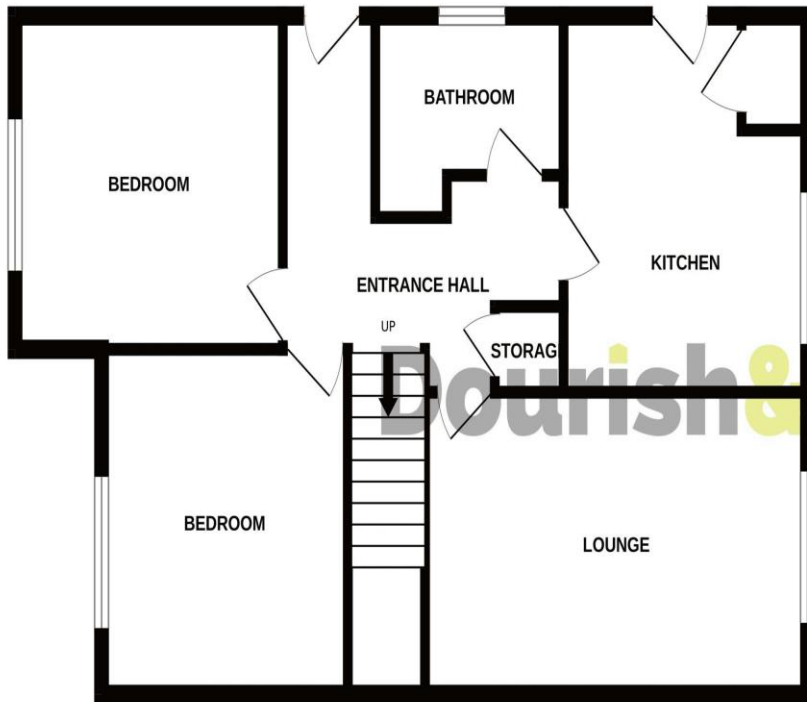
Agents Notes

The bungalow has a converted attic space which the seller believes was done around the 1990's and has been used as a bedroom since this time. The seller is unaware if planning/building regs were submitted at the time.



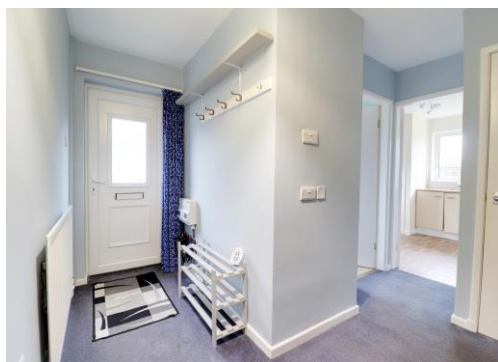
GROUND FLOOR

1ST 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 efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (17-38) | F | | |
| 1-16 | G | | |
| | | 69 | 84 |
| Energy inefficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |
| www.epcrea.com | | | |



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