



Offers Over £100,000

🔑 TENURE: Leasehold 📊 EPC RATING: TBC 💷 COUNCIL TAX BAND: A

## Market Drayton

Stafford Street  
Market Drayton Shropshire



***This generous sized first floor flat is located in the centre of town, within walking distance of all the local facilities and offered with no onward chain!***

The double bay fronted flat is bound to be popular with investors, first time buyers and anyone looking to down size to an affordable home so don't delay in viewing. Comprising hallway with stairs to the first floor, lounge with dining area, fitted kitchen, two bedrooms and bathroom.

- Double Bay Fronted First Floor Flat
- Town Centre Location
- Lounge With Dining Area
- Two Double bedrooms
- Kitchen & Bathroom
- Ideal Investment Opportunity. No 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



## Entrance Hallway

A part glazed door to the front leads into the hallway with stairs to the first floor accommodation. At the top of the staircase there are doors off to the kitchen and bathroom.

## Lounge 12' 2" x 11' 1" (3.7m x 3.38m)

Having electric wall heater and double glazed window. Steps lead to the dining area.

## Dining Area 5' 11" x 5' 8" (1.8m x 1.73m)

Double glazed window.

## Kitchen 11' 1" x 8' 6" (3.38m x 2.59m)

Fitted with a range of base and wall units, work surfaces and stainless steel sink unit, drainer and mixer tap. Four ring electric hob with cooker hood over and separate electric oven. Spaces for washing machine and fridge freezer. Part tiling to the walls, electric wall heater and double glazed window.



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**Bedroom One** 12' 2" x 11' 2" (3.71m x 3.4m)

A generous sized double bedroom with electric wall heater and sash bay window.

**Bedroom Two** 11' 2" x 8' 8" (3.4m x 2.64m)

Airing cupboard, loft access, electric wall heater and sash bay window.

**Bathroom** 6' 1" x 6' 4" (1.86m x 1.93m)

Fitted with a white suite comprising panel bath, pedestal wash basin with tiled splash back and low level WC. Extractor fan, electric wall heater and double glazed window with privacy glass.



Floor Plan Awaited



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

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