



Helping *you* move



8 Cypress Close, Market Drayton, TF9 3HJ

A beautifully presented Three Bedroom Semi-Detached House that has been updated throughout to include a new Kitchen, Bathroom, Central Heating and Garage, and set on this highly desirable, quiet cu-de-sac.

Offers In Region Of
£255,000

Overview

- Three Bedroom Semi-Detached House in 'Turn Key' condition as Recently Updated Throughout
- Entrance Hall, Lounge, Newly Fitted Kitchen & Conservatory
- Two Double and One Single Bedrooms
- Smart, Newly Fitted Bathroom
- New Garage, Car Port, Enclosed Rear Garden
- Quiet Cul-de-Sac Location
- Council Tax Band – C
- Energy Rating - D



Brief Description

The accommodation to the ground floor includes the Hallway, Lounge with a new feature fireplace, the new Dining Kitchen with smart, flat-fronted units, integrated appliances, breakfast bar, walk-in Pantry and sliding patio doors out to the Conservatory which has French doors out to the south-facing rear Garden, so is a lovely light space all year round. To the first floor is the Gallery Landing with access to the Loft. Bedroom One is a generous double room with a wall of built-in wardrobes. Bedroom Two is another double bedroom and Bedroom Three is a single room, with a bed built over the stair shelf and plenty of space for a desk or storage. Completing the accommodation is the smart, new Bathroom with a shower over the bath, and basin and WC.

Externally, there's a front lawned Garden, Driveway, gates through to the Carport and new Garage, and an enclosed lawned Garden to the rear with patio area.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

The property is in a very desirable residential area and within walking distance of a bus stop for the town circular route.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

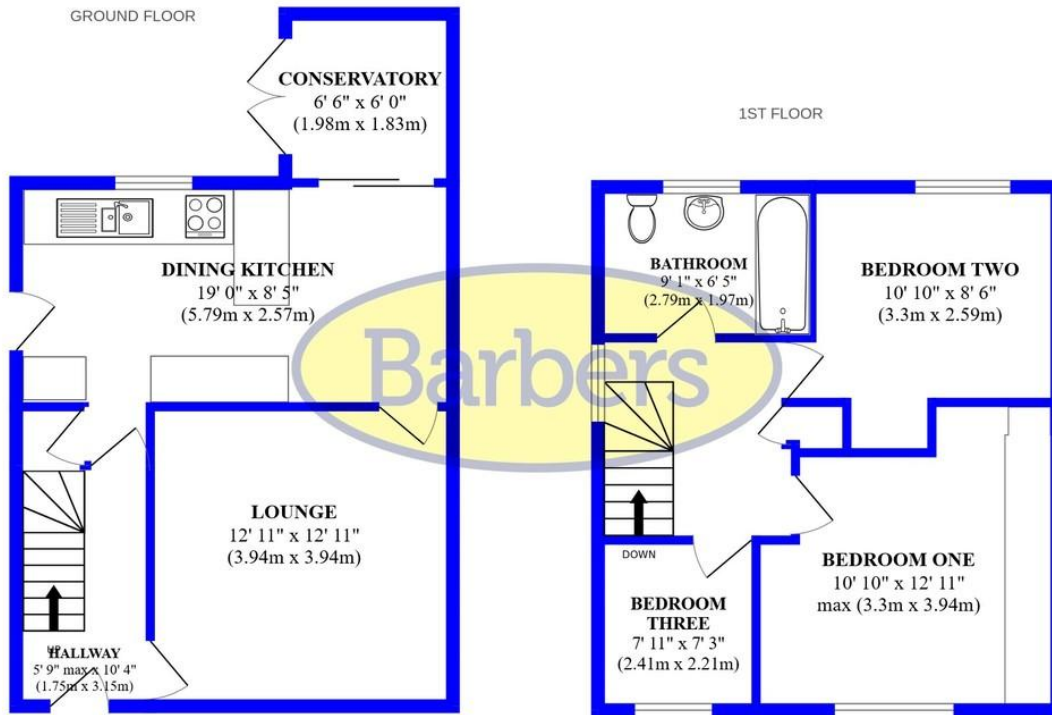
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage, left on Prospect Road, right again on Longslow Road, first left on Pine Close and first right onto Cypress Close where the property is on your left.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Floor Plan is Not to Scale - please use all measurements as a guideline only

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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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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