



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: B

## Market Drayton

Victoria Road  
Market Drayton Shropshire



***You will feel Regal if you are the lucky buyer of this mature semi-detached home as it has just been renovated throughout and ready to move straight into. Recently decorated and with new carpets fitted,***

The home comprises through lounge/diner with door to the rear garden, brand new kitchen with built in appliances and other free standing new appliances included, brand new utility, brand new bathroom and separate WC. Upstairs there are three generous sized bedrooms. Outside there is parking to the front and spacious rear garden which you can make your own. Conveniently located just outside of town with excellent facilities close by.

- Recently Renovated Semi Detached House
- Brand New Kitchen, Utility, Bathroom & WC
- Redecorated & Carpeted Throughout
- Three Generous Sized Bedrooms
- Driveway To The Front & Rear Garden
- 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



## Entrance Hallway

Having stairs to the first floor and radiator.

## Living Room 15' 8" x 11' 3" (4.78m x 3.43m)

Two radiators, double glazed bay window to the front and double glazed door to the rear.

## Utility 9' 8" x 8' 11" (2.94m x 2.73m)

Fitted with base unit and work surfaces with space below for appliances. Radiator and double glazed window to the side.

## Kitchen 6' 8" x 10' 4" (2.02m x 3.14m)

Fitted with base and wall units with work surfaces to three sides. Inset stainless steel sink unit, drainer and mixer tap. Integrated four ring induction hob with cooker hood over and electric oven below. Fridge and slimline dishwasher, Inset ceiling spot lighting, radiator and two double glazed windows to the rear.



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## **Bathroom** 5' 4" x 5' 4" (1.63m x 1.63m)

Fitted with a white panel bath with shower mixer tap and vanity wash basin. Tiling around suite area, inset ceiling spot lighting, radiator and double glazed window to the front.

## **Separate WC**

Fitted with a low level WC and space saver wash basin with mixer tap and splash back. Inset ceiling spot lighting, radiator and double glazed window to the side.

## **Rear Porch**

Open plan to the kitchen and utility having double glazed half glass side entrance door.

## **First Floor Landing**

Double glazed window to the side.

## **Bedroom One** 15' 9" x 9' 3" (4.81m x 2.83m)

Radiator and double glazed window to the front and rear.

## **Bedroom Two** 8' 8" x 10' 4" (2.63m x 3.14m)

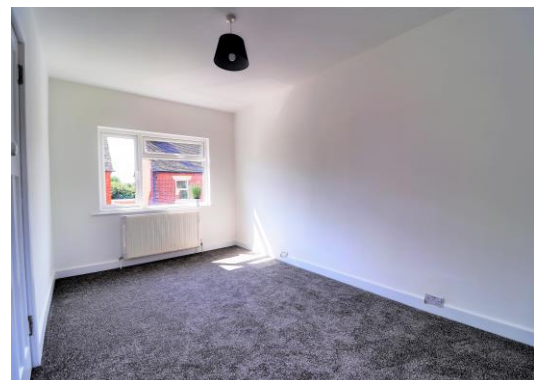
Radiator and double glazed window to the front.

## **Bedroom Three** 6' 6" x 10' 3" (1.97m x 3.13m)

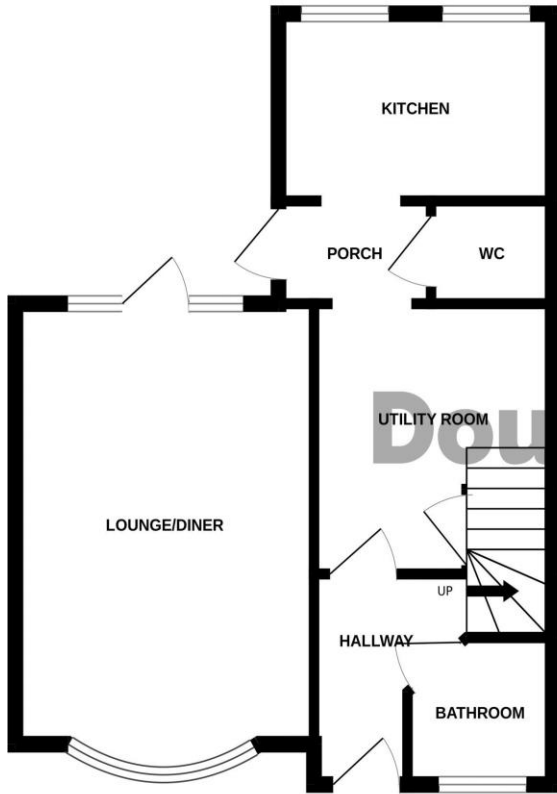
Airing cupboard housing the gas central heating boiler. Radiator and double glazed window to the rear.

## **Externally**

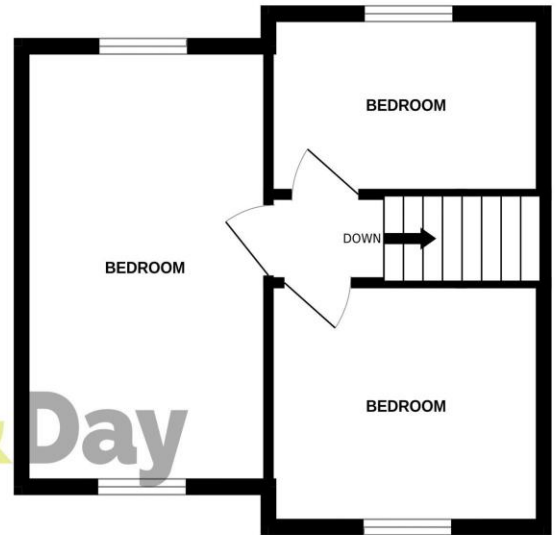
The home has a stone covered front garden suitable for off road parking. The rear garden is enclosed by timber fencing and offers a good sized area for the family.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcrea.com</small>			

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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