



£160,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

## Buntingsdale Market Drayton

Buntingsdale  
Market Drayton Shropshire



*If you are in the market for a 'doer-upper' then this detached bungalow could be what you are looking for. The location will be the appeal as it is convenient for commuting but tucked away and set within its own grounds.*

As well as the bungalow there is also a separate garage with attached workshop so storage will not be a problem whilst you turn this opportunity into a stylish home. The bungalow has an ideal layout with central hallway with two bedrooms off, lounge, spacious dining kitchen and bathroom. Although definitely a project, this could be transformed into a wonderful home.

- In Need Of Full Renovation
- Detached Bungalow
- Two Bedrooms & Bathroom
- Lounge & Dining Kitchen
- Gardens & Workshop/Garage
- 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

**Lounge** 12' 0" x 13' 1" (3.65m x 4.0m)

A generous sized room with window to the front.

**Dining Kitchen** 8' 8" x 17' 3" (2.65m x 5.26m)

A generous sized kitchen with work surfaces, base units, door and window to the rear.

**Bedroom One** 12' 0" x 12' 2" (3.65m x 3.72m)

A double bedroom with window to the front.

**Bedroom Two** 7' 9" x 12' 6" (2.35m x 3.81m)

Window to the rear.

**Bathroom** 9' 3" x 9' 7" (2.83m x 2.93m)

Fitted with panel bath, shower enclosure, pedestal wash basin, low level WC. Although in place we are unable to confirm if the suite is functional or fitted with necessary pipework.



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## Outside

The property sits centrally on the plot with gardens to all sides. There is a gate to the front from the roadside leading onto a driveway.

## Garage 14' 5" x 11" (4.4m x m)

Having double doors to the front and pedestrian door to the side. Access through to the attached workshop.

## Workshop 14' 5" x 9' 9" (4.4m x 2.97m)

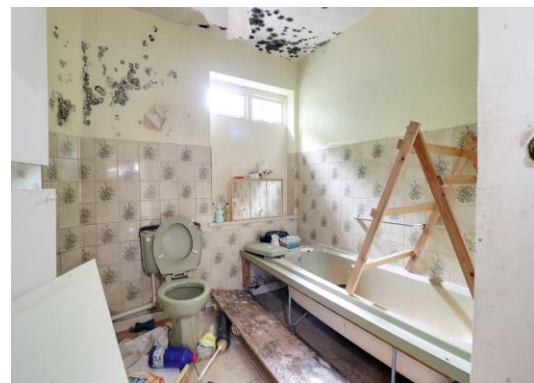
A versatile area ideal for garden storage or as previously used as a workshop.

## Agents Notes

The property is being 'sold as seen' and is currently not in a liveable condition. We strongly recommend viewers to wear boots when attending viewings.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



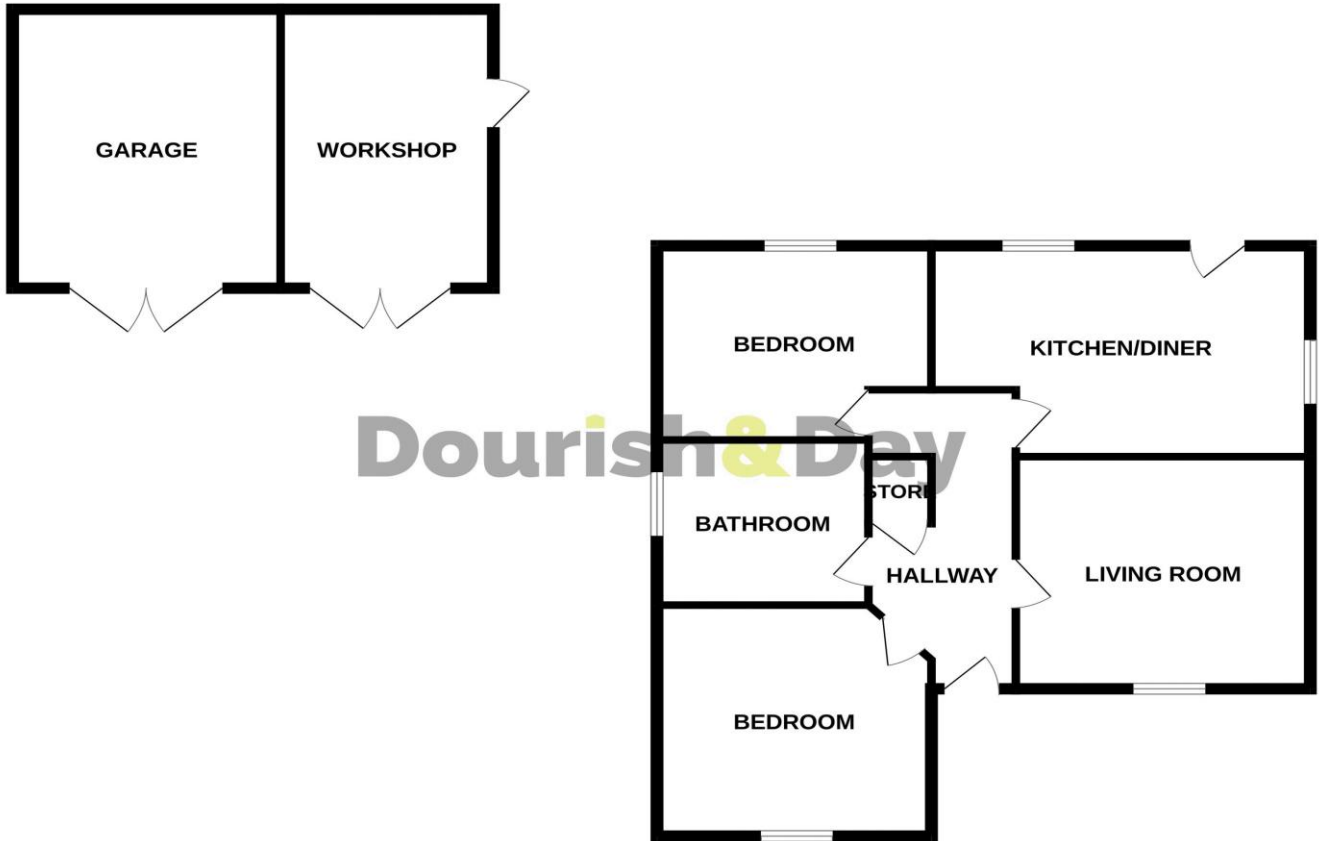
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## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.org.uk			

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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