



30 Boscobel Road, Buntingsdale.

Offers in the region of **£185,000**

Being situated within a popular residential area on the outskirts of Market Drayton, this 2/3 Bedroom semi-detached property has been much improved and updated by the current owner over the last 4 years. Works include a new Bathroom and separate W.C., a new gas C.H. boiler and radiators, a fully boarded and insulated loft space and re-decoration and new carpets/flooring throughout. Benefitting from a good-sized garden (which is not overlooked from the rear), allocated parking and easy access to the A41, it is the perfect first time purchase, downsize option or investment opportunity.

Briefly comprising Entrance Hallway, Lounge, 21 ft Kitchen/Diner, 2 double Bedrooms, Nursery/Study, Bathroom and Separate W.C., externally there are gardens to the front and rear, allocated parking and additional visitor parking spaces nearby. The garden also offers ample storage space in the form of a brick-built Store and a wooden shed. NO UPWARD CHAIN! Estate Charge - £38.34 per month. Gas C.H. & uPVC D.G. Council Tax Band A. EPC Rating D.

30 Boscobel Road Buntingsdale Market Drayton Shropshire

Property entered via
front door into

Entrance Hallway 12' 3" x 6' 10" (3.73m x 2.08m)
Provides access to downstairs rooms and stairs to first floor. Cupboard under the stairs.

Lounge 13' 11" x 12' 3" (4.24m x 3.73m) (max)

Kitchen/Diner 21' 3" x 8' 0" (6.47m x 2.44m)
Door to the rear garden.

Upstairs to
first floor landing which leads to Bedrooms, Bathroom and W.C. Door to storage cupboard.

Bedroom 1 12' 9" x 10' 8" (3.88m x 3.25m)
Two double built-in wardrobes.

Bedroom 2 12' 9" x 8' 2" (3.88m x 2.49m)
Double built-in wardrobes.

Nursery/Study 8' 1" x 4' 5" (2.46m x 1.35m)
Built-in storage cupboard.

Bathroom 8' 0" x 5' 2" (2.44m x 1.57m)

Separate W.C. 5' 9" x 2' 8" (1.75m x 0.81m)

Externally

To the front is a lawned garden with border closest to the house and a concrete pathway leading to the front door and round to a pedestrian side gate which provides access to the rear garden. One allocated parking bay.

To the rear is an enclosed garden being mostly laid to lawn with borders to either side. A paved patio lies closest to the house and a brick built store and wooden shed provide useful storage space. Outside light, double electric socket and water tap.

Brick-Built Store 7' 0" x 2' 11" (2.13m x 0.89m)



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
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 errors, omissions or mis-statements. 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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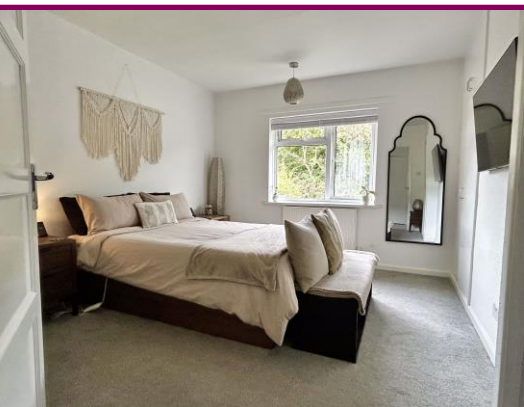
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PROPERTY



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