



25 Boscobel Road, Buntingsdale.

Offers in the region of **£185,000**

Being situated within a popular residential area inbetween the market towns of Newport and Market Drayton, this 2/3 Bedroom semi-detached property is not only spacious, welcoming and beautifully presented, but also benefits from a good-sized garden (which is not overlooked from the rear), allocated parking and easy access to the A41 - making it the perfect first time purchase, downsize option or investment opportunity.

Briefly comprising Entrance Hallway, Lounge, 21 ft Kitchen/Diner, 2 double Bedrooms (both with built-in wardrobes), 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. Estate Charge - £38.27 per month. Gas C.H. & uPVC D.G. Council Tax Band A. EPC Rating D.

25 Boscobel Road Buntingsdale Market Drayton Shropshire

Property entered via

composite front door under storm porch into

Entrance Hallway 12' 2" x 6' 11" (3.71m x 2.11m) (max)

Access to downstairs rooms and stairs to first floor.
Door to built-in understairs storage cupboard.

Lounge 13' 11" x 12' 2" (4.24m x 3.71m) (max)

Kitchen/Diner 21' 3" x 8' 3" (6.47m x 2.51m)
Part-glazed uPVC door to the rear garden.

Upstairs to

first floor landing which provides access to
Bedrooms, Nursery/Study and Bathroom.
Double doors to built-in storage cupboard and
door to airing cupboard.

Bedroom 1 12' 10" x 10' 8" (3.91m x 3.25m)
Double sliding doors to built-in wardrobes.

Bedroom 2 12' 10" x 8' 3" (3.91m x 2.51m)
Double sliding doors to built-in wardrobes.

Nursery/Study 8' 1" x 4' 6" (2.46m x 1.37m)

Bathroom 8' 2" x 5' 3" (2.49m x 1.60m)
With electric shower over bath.

Separate W.C. 5' 0" x 2' 7" (1.52m x 0.79m)

Externally

To the front is a lawned garden with a gravelled 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 containing plants and shrubs. A paved patio lies closest to the house and a brick built store and wooden shed provide useful storage space. Outside light 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.
While every attempt has been made to ensure the accuracy of the floor area contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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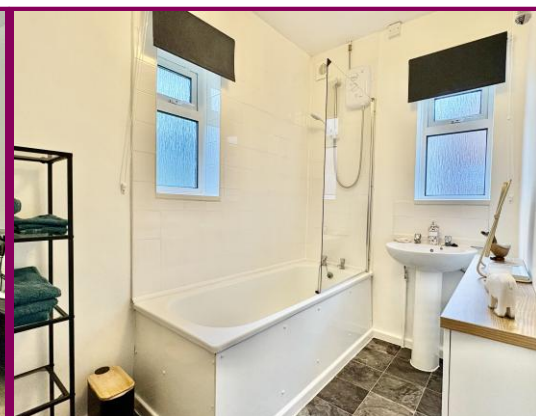
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PROPERTY



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