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20 Summerhill Gardens, Market Drayton, Shropshire, TF9 1BG

A Well Presented Two-Bedroom Detached Bungalow on Generous Plot – Close to Nature Reserve, Riverside Walks & Convenient for the Town Centre

Offers in Region of

£269,500

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Overview

- Well Presented Detached Bungalow on Generous Plot
- Located Close to Nature Reserve & Convenient for Town Centre
- L-Shaped Entrance Hallway
- Spacious Lounge
- Sleek Contemporary Kitchen & Shower Room
- Two Double Bedrooms, Bathroom
- Detached Garage, Long Driveway
- Low Maintenance Front & Rear Gardens
- Council Tax Band - C
- Energy Rating - E



Brief Description

This well-presented two-bedroom detached bungalow offers spacious and comfortable single-storey living, conveniently positioned for Market Drayton while also being close to a nature reserve and riverside walks. The accommodation includes a welcoming enetrance hallway with three built in storage cupboards, a generous living/dining room, contemporary fitted kitchen, two well-proportioned bedrooms and a stylish shower room.

Outside, the property benefits from low-maintenance gardens to the front and rear, together with driveway parking, EV charging point and a detached garage with electric roller door. Combining modern interiors, manageable outside space and a convenient location, this attractive bungalow is an excellent choice for those seeking an easily maintained home.

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.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your Local Property Experts
01630 653641

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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 mains electric, water and drainage are available with gas fired central heating. 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.









ACCOMMODATION

ENTRANCE HALL 8' 05" x 4' 01" (2.57m x 1.24m)
INNER HALL 15' 07" x 2' 07" (4.75m x 0.79m)
LIVING ROOM 11' 00" x 20' 01" (3.35m x 6.12m)
KITCHEN 12' 05" x 8' 10" (3.78m x 2.69m)
BATHROOM 5' 04" x 7' 10 into shower" (1.63m x 2.39m)
BEDROOM ONE 12' 05" x 10' 11" (3.78m x 3.33m)
BEDROOM TWO 8' 07" x 12' 05" (2.62m x 3.78m)
GARAGE 15' 08" x 8' 07" (4.78m x 2.62m)

PLEASE NOTE: The vendors have updated the property throughout since the current energy performance certificate was published.

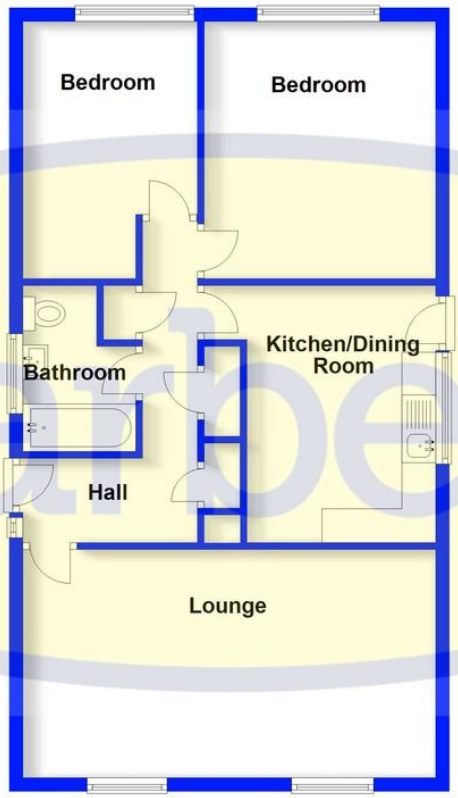
DIRECTIONS: Leave the town via the High Street and down Phoenix Bank turning right into Newtown before the Swimming Centre. Continue along Walkmill Road which leads into Summerhill Gardens and then turn left where you will find the property on the right-hand side which can be identified by our for-sale board.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Ground Floor

Approx. 734.1 sq. feet



Total area: approx. 734.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.