



Helping *you* move



Latch Cottage, 26 Newtown, Market Drayton, TF9 1JU

A charming Victorian Two Bedroom Semi-Detached Cottage that's beautifully presented throughout, with a pretty Courtyard Garden, and in a great location for Market Drayton Town Centre.

Offers in the Region of

£180,000

Overview

- Two Bedroom Semi-Detached Victorian Cottage
- Beautifully Presented Throughout
- Entrance Hall, Lounge with Inglenook Fireplace, Breakfast Kitchen
- Two Double Bedrooms, Bathroom
- Pretty Courtyard Garden, On Road Parking
- Great Location for Market Drayton's Shops and Facilities
- Council Tax Band - B
- Energy Rating - D



Brief Description

The front door opens to the Hallway which has a turning staircase to the first floor. The Lounge has an inglenook fireplace, useful understairs storage cupboard and smart laminate flooring that runs through to the Breakfast Kitchen adding to the sense of light and space this cottage offers. The Breakfast Kitchen overlooks the pretty courtyard, with a breakfast bar, solid oak work tops, a good range of units with integrated oven with hob and extractor fan over, and space for a tall fridge freezer. The washing machine and tumble dryer are housed in the Utility that forms part of the brick-built outbuilding in the Courtyard Garden.

The sense of space and style continues through the first floor where you'll find the two Double Bedrooms with the Principal Bedroom having a large built-in cupboard and the Bathroom - all nicely presented with the same, smart flooring that runs through the ground floor.

The rear Courtyard is a riot of colour, with a cosy patio and steps leading up to raised seating area and the brick-built outbuilding which is split between a Utility and a Storeroom. The property is fully uPVC double glazed and to the front of the property is a shallow pull-in that is suitable for parking a small car.

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, and access to the Shropshire Union Canal.



Your **Local** Property Experts

01630 653641



Useful Information

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 all mains services and gas central heating are available. 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

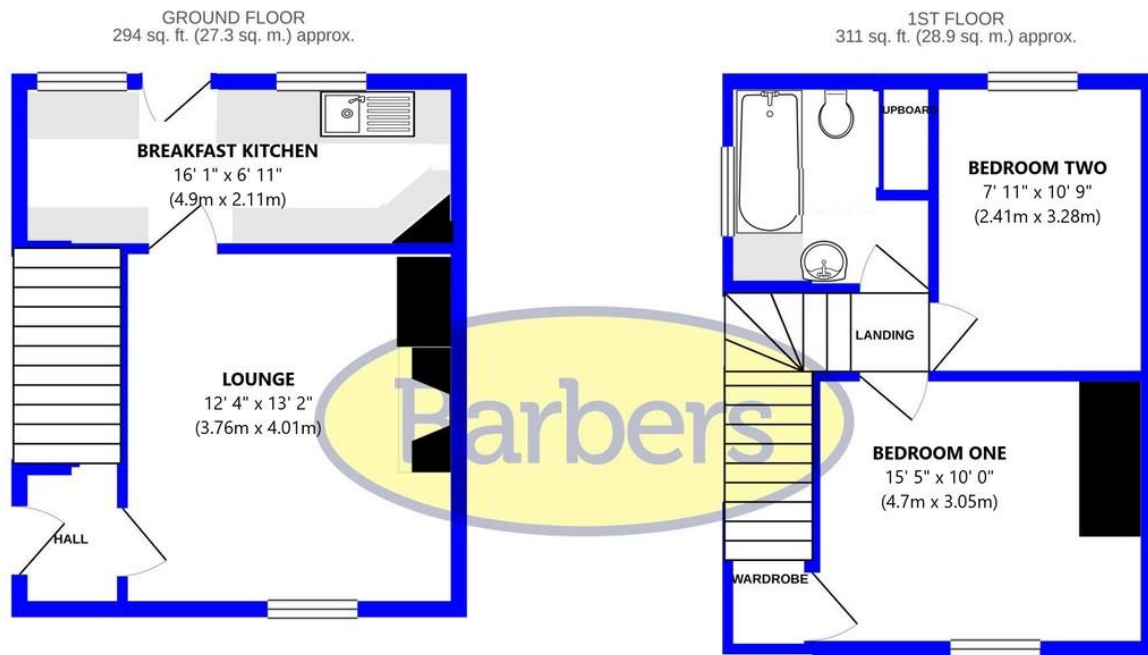
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.



DIRECTIONS: In Market Drayton, turn along Newtown by the side of the swimming pool and the property is on your right, and can be identified by our For Sale sign. You can park on the swimming pool car park and there's a foot bridge close to the pool itself that brings you out back on Newtown close to the cottage.

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.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL FLOOR AREA: 605 sq. ft. (56.2 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 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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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**

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 buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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