



Helping *you* move



5 Draycott Close, Market Drayton, TF9 1BF

FOR SALE BY THE MODERN METHOD OF AUCTION

Beautifully presented and updated throughout, and offered with No Upward Chain, is this light and spacious Two-Bedroom Detached Bungalow with Garage and a Garden.

Guide Price
£180,000

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Overview

- For Sale by Modern Method of Auction
- Detached Bungalow
- No Upward Chain
- Recently Updated throughout
- Spacious Lounge, Stylish New Dining Kitchen with French doors to the Garden
- Two Double Bedrooms, Smart New Bathroom
- Detached Garage, Driveway Parking, Enclosed Rear Garden
- Council Tax Band – C
- Energy Rating - C



Brief Description

The property makes a great first impression as it's tucked away on a small cul-de-sac of just two detached bungalows and their Garages. The front door opens to the Hallway that sets the tone for the rest of the property having smart new flooring and being freshly nicely decorated with a walk-in coat cupboard and loft access. The Lounge is a lovely, light space and the Dining Kitchen has a good range of smart, new units with integrated fridge freezer, dishwasher, oven with hob and extractor fan over, and space for your washing machine. French doors lead out to the enclosed rear Garden which is the perfect space to sit and enjoy the afternoon sunshine.

Bedroom One is a double room overlooking the rear Garden, with Bedroom Two being a good-size single room. Completing the accommodation is the newly updated Bathroom - a stylish, restful space with an electric shower over the bath.

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.

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

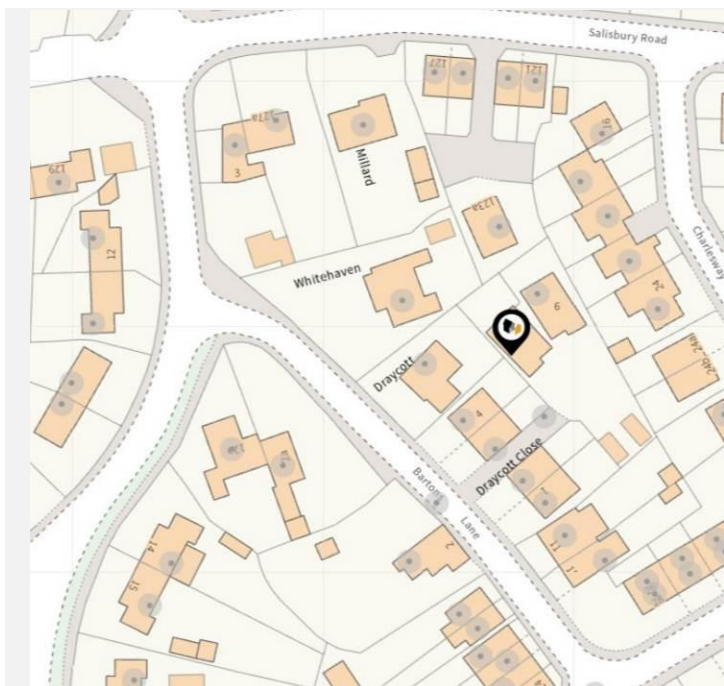


SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council Tel: 0345 678 9002

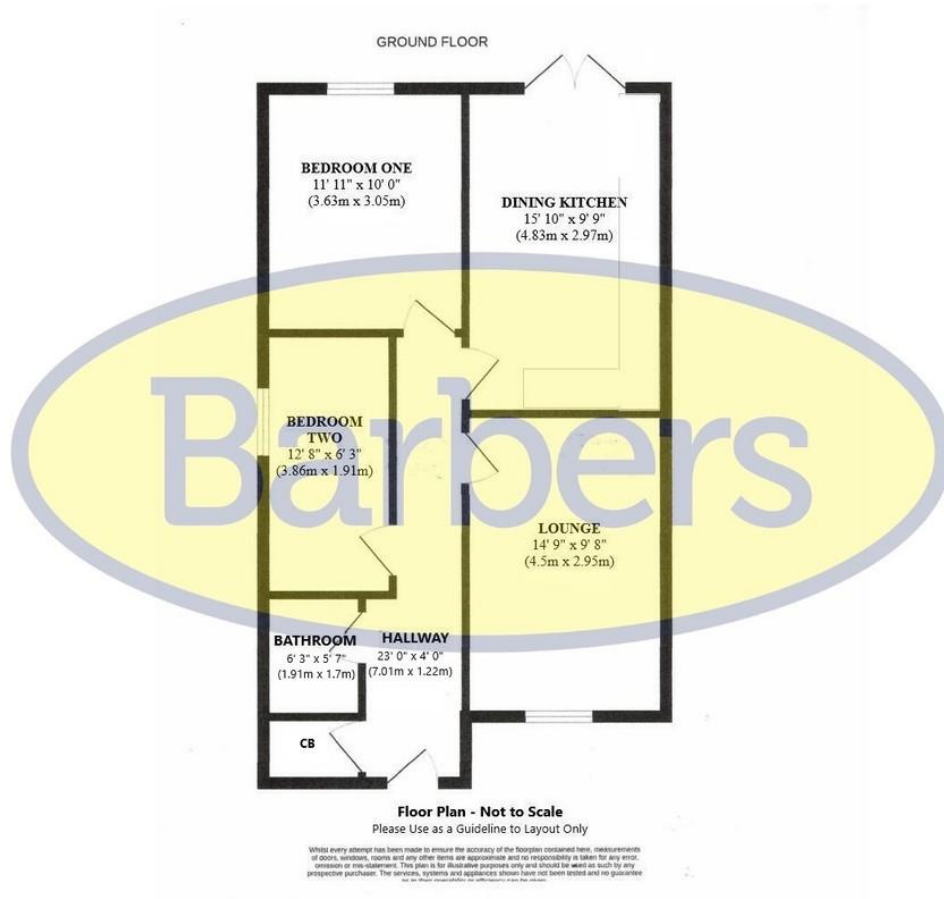
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.

DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, left on Alexandra Road, right on Shrewsbury Road and left on Highfields. Take the second left on Bartons Road and after approximately 100 yards turn left through the gap between the modern houses and the bungalow is the one on the left-hand side and identified by our For Sale sign.



METHOD OF SALE: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.



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.

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