



Helping *you* move



2a Clive Road, Market Drayton, TF9 3DJ

Ideal Rental Investment! Currently tenanted, this characterful two-bedroom semi-detached property has a spacious Lounge and Kitchen Diner – OFFERED WITH NO UPWARD CHAIN

Offers In Region Of
£125,000

Overview

- Spacious Period House
- Rental Investment Property - currently Tenanted
- Entrance Hall, Lounge/Dining Room
- Kitchen, Cloakroom/Wc
- Bathroom, Two Bedrooms
- Offered With No Upward Chain
- Conveniently Located Close to Town Centre
- EPC Rating - D



Brief Description

It's thought that this wonderfully spacious semi-detached property once served as the stables to a larger Georgian house and has been one of the feature properties on Clive Road for many years.

To the ground floor, the spacious living accommodation briefly offers an entrance hallway, large lounge with oak beam and stairs to the first floor, dining kitchen with inglenook fireplace and cloakroom/w.c. To the first floor are two double bedrooms and a bathroom. Externally there is a generous storage room/workshop. Currently tenanted, this is offered to the market as a rental investment and so with no upward chain.

Location

With the Shropshire Union Canal and River Tern running through, and a street market every Wednesday whose charter was granted back in 1245 by Henry III, Market Drayton is a thriving market town with High School, medical centre, shops, supermarkets and leisure facilities.

Mid-way between Newcastle-under-Lyme and Shrewsbury where you'll find a greater range of amenities, M6 J15 is 20-30 minutes (depending on traffic!) and The Potteries, Crewe, Stafford and Telford are all within commutable distance.



Your Local Property Experts

01630 653641

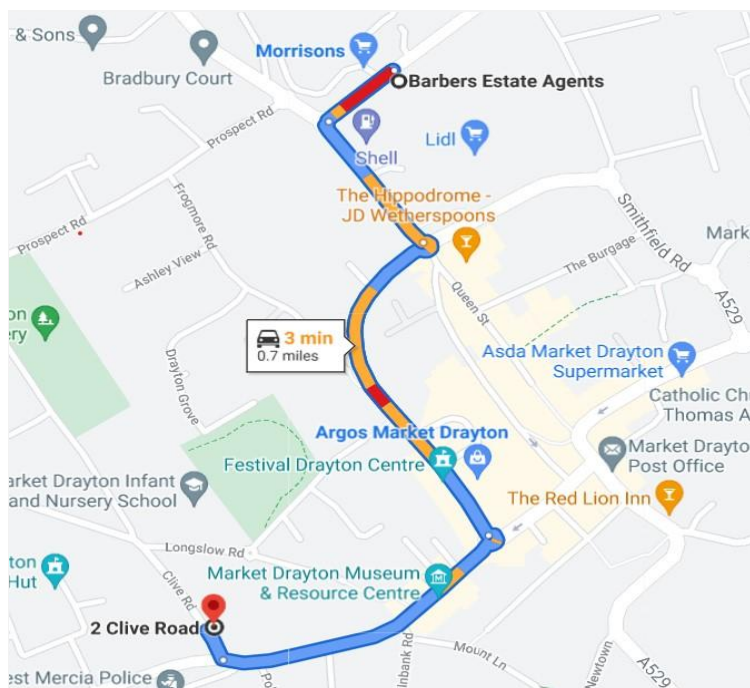


Useful Information

TO VIEW THIS PROPERTY: Please call our Market Drayton team on 01630 653641 or email us 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 Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: On leaving our office at Maer Lane turn left. At the mini-roundabout turn left and at the next mini roundabout turn right into Frogmore Road. Continue along this road onto Shropshire Street and then eventually taking the first right onto Clive Road. The property is located on the right-hand side and can be identified by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Accommodation

It's thought that this wonderfully spacious semi-detached property once served as the stables to a larger Georgian house, possibly the stables and has been one of the feature properties on Clive Road for many years.

To the ground floor, the spacious living accommodation briefly offers an entrance hallway, large lounge with oak beam and stairs to the first floor, dining kitchen with inglenook fireplace and cloakroom/w.c. To the first floor are two double bedrooms and a bathroom.

Externally there is a generous storage room/workshop.

Currently tenanted, this is offered to the market as a rental investment and so with no upward chain.

With its great location and spacious accommodation, this property is going to be popular with investors so, to arrange a viewing, please call our Market Drayton team on 01630 653641

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

15' 9" x 13' 11" (4.8m x 4.24m)

DINING KITCHEN

14' 0" x 12' 2" (4.27m x 3.71m)

GROUND FLOOR CLOAKS/WC

STAIRS TO FIRST FLOOR

BEDROOM ONE

16' 0" x 10' 11" (4.88m x 3.33m)

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

BATHROOM

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, TF9 3SH | Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

Barbers

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.