



Helping *you* move



Victoria Cottage, 15 Clive Road, Market Drayton, TF9 3DJ

An attractive, fully modernised Detached Three Bedroom Cottage with a lovely rear Garden, and NEW Kitchen, Bathroom and En Suite, and newly decorated and re-carpeted throughout - and it's offered to the market with No Upward Chain!

£175,000
Offers in Excess of

Overview

- Detached Character Property
- Offered With No Upward Chain
- Modern Dining Kitchen
- Utility Room
- Ground Floor Bathroom
- Master En Suite Shower Room
- Generous Lounge
- Three Bedrooms
- Large Rear Garden with Patio and Green House
- Newly Carpeted and Decorated Throughout
- Council Tax Band – B
- EPC Rating E



Brief Description

Being offered with no upward chain, Victoria Cottage is a truly lovely, detached property which has recently benefitted from a full renovation throughout including a recently fitted central heating boiler, so is ready and waiting for its next lucky new owner. To the ground floor, the well presented living accommodation provides a lounge, modern dining kitchen, utility room and a ground floor family bathroom. Moving onto the first floor off the landing area is a master bedroom complete with en-suite shower room and two further bedrooms. The outside will also not fail to impress with an attractively landscaped and very generous rear garden, which is mainly laid to lawn with low maintenance gravelled areas and a paved courtyard - a perfect space for outdoor entertaining! There is a low maintenance gravelled frontage which provides off road parking for one vehicle.

Location

Market Drayton is a busy market town that was first recorded in the Domesday Book, with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a good range of Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football. A wider range of shops and facilities can be found in 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 25 minutes' drive (depending on traffic).



Your Local Property Experts

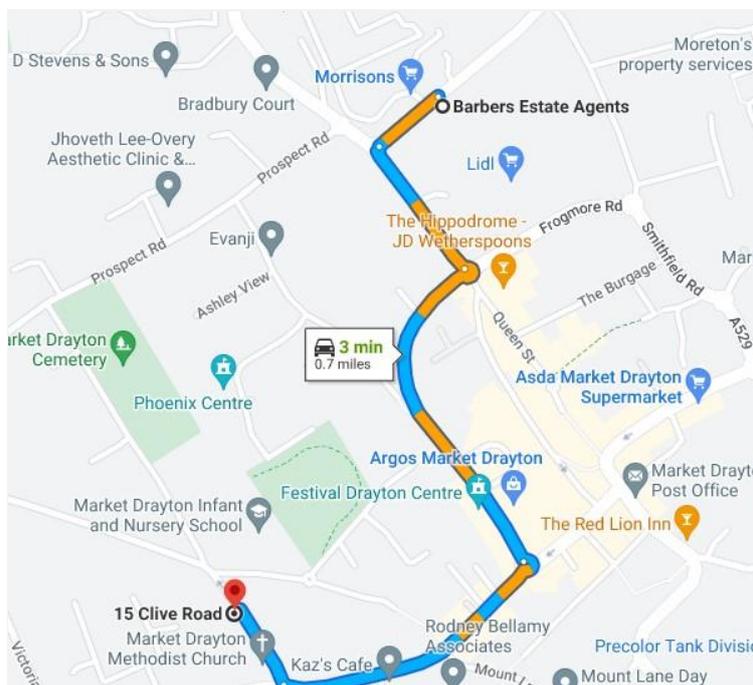
01630 653641



TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH Tel: 01630 653641 or email: 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



DIRECTIONS

On leaving our office at Maer Lane turn left. At the mini-island turn left and at the next mini island turn right into Frogmore Road. Continue along this road onto Shropshire Street and then take the next right hand turn just before the Methodist church into Clive Road, where you will find the property on the left-hand side which 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.



Approximate total area⁽¹⁾

464.02 ft²
43.11 m²

Reduced headroom

8.05 ft²
0.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

©BARFTE360

Approximate total area⁽¹⁾

318.63 ft²
29.72 m²

(1) Including balconies and terraces

©BARFTE360



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 AGENTS Tower House, Maer Lane,
Market Drayton, TF9 3SH | Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

