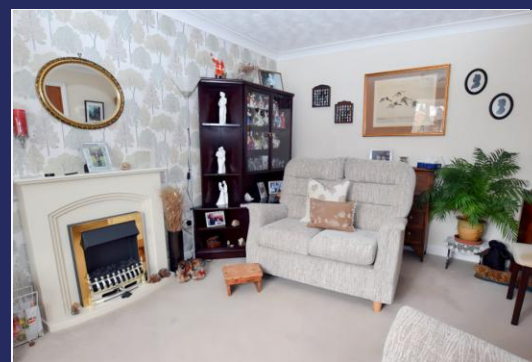




Helping *you* move



## 13 Goosefield Close, Market Drayton, TF9 3TY

A very nicely presented Two Bedroom Detached Bungalow on this highly popular Over 50s Development that's offered to the market with No Upward Chain.

Offers In Region Of  
**£165,000**



# 13 Goosefield Close Market Drayton, TF9 3TY

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## Overview

- Two Bedroom Detached Bungalow with No Upward Chain
- Popular Over 50s Residential Development
- Entrance Hall, Kitchen, Lounge & Shower Room
- Two Bedrooms, one with French Doors to Garden
- Private Rear Garden Area with Patio
- Plenty of On Site Parking
- Council Tax Band - B, Energy Rating - D



## Brief Description

A path leads to the side of the property where you'll find the front door that's protected by a timber canopy. This opens to the central L-shaped Hall which has Loft access and an airing cupboard housing the Logic combi boiler. To your left is the Kitchen which has a good range of kitchen units, with a built-in double oven, microwave, fridge freezer, hob with extractor fan over and space for your washing machine. The Lounge has a bow window to the front of the property, making the most of the landscaped gardens, as well as a feature fireplace housing an electric fire.

Bedroom One is a generous double Bedroom with French doors out to the rear Garden, and Bedroom Two is a generous single room. Completing the accommodation is the smart, modern Bathroom with corner shower and a vanity unit that houses the WC and wash hand basin.

The outside space benefits from the maintenance being included in the service cost and includes mowing the lawn to the rear Garden and there's plenty of Parking to the development.

## 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.





## 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](mailto: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.

**TENURE:** We are advised that the property is Leasehold. There's an annual service charge of £70 for the gardening plus a quarterly site fee of £250.



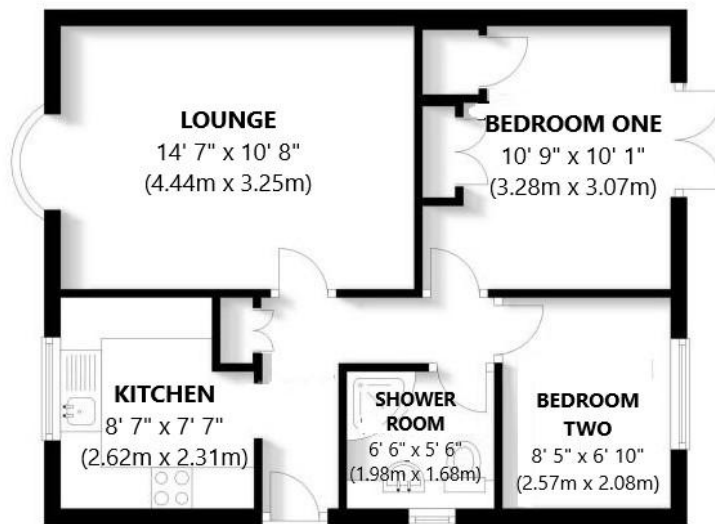
**DIRECTIONS:** From our office on Maer Lane turn left, left and Nagington's Garage, right on Frogmore Road and then right on Shropshire Street which becomes Shrewsbury Road. After 0.3 miles turn right onto Elizabeth Court which leads to Goosefield Close and the property is at the head of the cul-de-sac and can be identified by our For Sale sign.

**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

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Barbers



**This Floor Plan is Not to Scale**

Please use as a guideline to layout only

**TOTAL AREA: APPROX. 44.3 SQ. METRES (476.5 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**

**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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