



Helping *you* move



## 9 Market Place, Hampton, Malpas, SY14 8HS

Offers in the Region of

A well presented three bedroom detached home, situated on a small cul-de-sac within easy access of the popular village of Malpas, with the added benefit of a driveway, single garage and enclosed rear garden.

**£300,000**

# 9 Market Place, Hampton, Malpas, SY14 8HS

## Overview

- Detached House
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Master En Suite
- Family Bathroom
- Driveway Parking
- Single Garage
- Enclosed Rear Garden
- Close to Malpas Village
- EPC D
- Council Tax Band C



## Location

The property is located in Hampton, within walking distance of the Malpas Farm Shop, which is situated close to the bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of two highly regarded schools, restaurants and pubs, and a selection of shops. Whitchurch is around 6 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 22 miles approximately.

## Brief Description

Situated on a small, friendly cul-de-sac, 9 Market Place is a nicely presented, comfortable and well maintained Three Bedroom Detached House with Garage, perfectly located for a country lifestyle yet near to the ever popular village of Malpas, as well as having excellent road links to Chester, Wrexham and Whitchurch. The accommodation comprises Entrance Hall, a smart Cloakroom with modern WC and hand basin, fitted Kitchen, a generously sized Lounge/Diner leading to a very pleasant Conservatory providing a lovely place to sit and enjoy the garden all year round. On the first floor there is a Master Bedroom with fitted wardrobes and an Ensuite Shower Room, two further Bedrooms, one is currently being used as an office, and a light and airy Family Bathroom. To the front of property there is a lawned garden and off-road parking for two vehicles in front of the Single Garage and to the rear, a well-stocked enclosed garden with patio area and lawn.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

#### SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

Take the A41 out of Whitchurch towards Chester, continue on for approximately 6 miles then turn left at the roundabout by Forts of India Restaurant. Continue on and take the next right turn into Market Place where the property can be found after a short distance on the left hand side.

#### ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

#### 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.

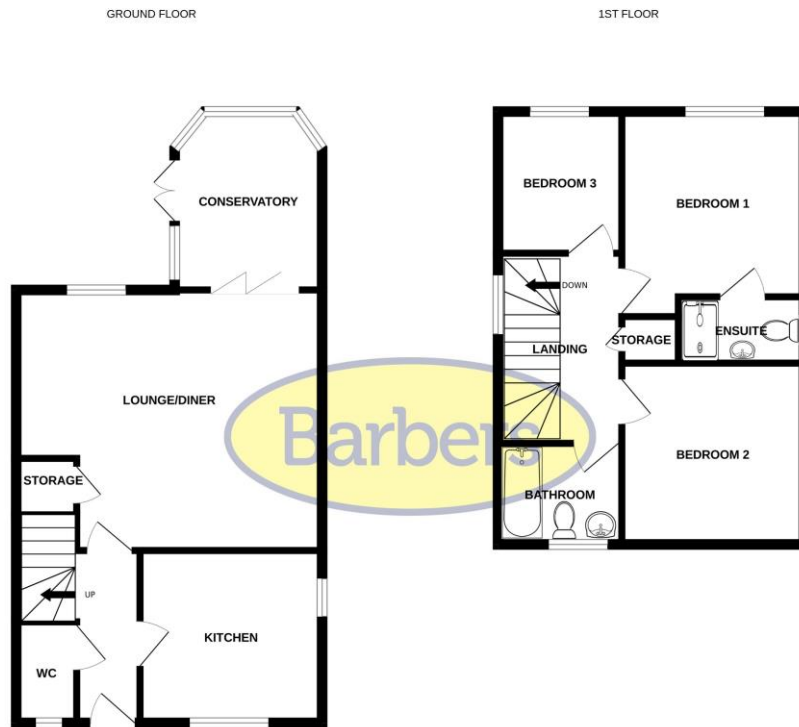
#### METHOD OF SALE

For Sale by Private Treaty.

#### 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.

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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 misstatement. 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. Made with Metropix ©2023

**LOUNGE/DINER**

17' 1" x 14' 7" (5.21m x 4.44m) max

**KITCHEN**

10' 2" x 9' 8" (3.1m x 2.95m)

**CONSERVATORY**

10' 1" x 8' 1" (3.07m x 2.46m)

**MASTER BEDROOM**

11' 9" x 10' 3" (3.58m x 3.12m)

**EN SUITE**

7' 0" x 2' 9" (2.13m x 0.84m)

**BEDROOM TWO**

10' 8" x 10' 4" (3.25m x 3.15m)

**BEDROOM THREE**

9' 0" x 6' 3" (2.74m x 1.91m)

**FAMILY BATHROOM**

6' 3" x 5' 5" (1.91m x 1.65m)

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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: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



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.