



Helping *you* move



Victoria Road, Market Drayton, TF9 3DW

This Three Bedroom Semi-Detached House has recently been updated throughout, with new Kitchen, Bathroom and Cloakroom, an enclosed rear Garden, off-road Parking for one vehicle - and is offered to the market with No Upward Chain.

Offers In Region Of
£217,500

Overview

- Semi-Detached Three Bedroom House
- No Upward Chain
- Newly Updated Throughout
- Entrance Porch, Hall, Bathroom, separate WC
- Spacious Lounge, Kitchen, Utility Area
- Three First Floor Bedrooms
- Enclosed Rear Garden, Off Road Parking for one Vehicle
- Council Tax Band - B, Energy Rating - E



Brief Description

To the ground floor is the front porch which opens to the light and bright Hallway with stairs to the first floor, the newly fitted Bathroom with a bathtub with shower over and wash hand basin, and the Dining Lounge with a bay window to the front and a door out to the rear Garden. There's an open plan space which has the Utility/Dining area, the Cloakroom/WC, a door to the Garden, and the new Kitchen with integrated oven, hob and extractor fan over and a new free-standing slimline dishwasher and under-counter fridge and freezer. To the first floor are two good-size double Bedrooms and a small double Bedroom which also has a cupboard housing the central heating boiler.

Externally, to the front is a small off-road Parking area where you could park two compact or one family-size vehicle. To the rear is an enclosed Garden that's a blank canvas just waiting for you to bring it back to life!

Location

Victoria Road is part of the one-way system helping to reduce traffic flow through the characterful residential streets of this traditional area of Market Drayton.

Market Drayton itself 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, Junior and Primary Schools, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.



Your **Local** Property Experts

01630 653641



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

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

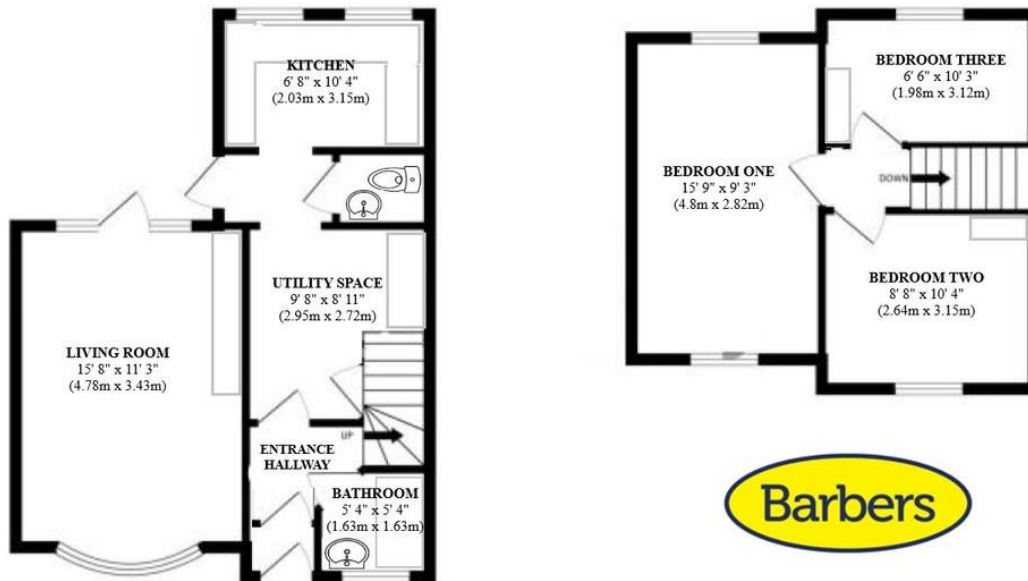
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: The property is on a one-way road that has to be approached from the Longslow Road end. From our office on Maer Lane, turn left and then right at Nagington's Garage and then left on Prospect Road. After 0.4 miles turn left on Bishops Lane, proceed onto Longslow Road and onto Victoria Road and then the property is on your left and can be identified by our For Sale sign.

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.



This Floor Plan is Not to Scale, so please use as a guide to layout only

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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.
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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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