



£160,000



TENURE: Leasehold



EPC RATING: D



COUNCIL TAX BAND: B

Market Drayton

Goosefield Close
Market Drayton Shropshire



Bungalows on this development of over 55's bungalows are always in demand and we are confident that this home will be no exception.

Located towards the end of the development this two bedroom detached bungalow is nicely positioned. Offered with NO CHAIN, the accommodation consists of L shaped entrance hall providing access to the spacious lounge, modern fitted kitchen, modern wet room with soakaway shower and two bedrooms. Off the second bedroom is a sun room. There is a lawned front garden and paved rear garden with garden shed and path to the side.

- Detached Bungalow
- Over 55's Development
- Lounge & Contemporary Kitchen
- Two Bedrooms & Modern Wet Room
- Sun Room Off Bedroom Two
- No Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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Entrance Hallway

An L shaped hallway has a double glazed side entrance door, loft access, storage heater, wood effect flooring and doors off to the lounge, kitchen, wet room and two bedrooms.

Lounge/Diner 14' 8" x 10' 7" (4.48m x 3.23m)

Having a log effect electric fire, wood effect flooring, storage heater and double glazed box bay window to the front.



Kitchen 7' 7" x 8' 6" (2.3m x 2.59m)

A contemporary fitted kitchen having a range of base and wall units, work surfaces and tiled splash backs. One and a half bowl sink unit and drainer. Integrated four ring induction hob, integrated electric oven and spaces for washing machine and fridge. Extractor fan, tiling to the floor and double glazed window to the front.



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Bedroom One 9' 10" x 10' 7" (3m x 3.23m)

Fitted wardrobes to one wall, electric storage heater and double glazed window to the rear.

Bedroom Two 8' 7" x 5' 9" (2.61m x 1.75m)

Currently used as an office having desk and wall cupboards. Electric storage heater and double glazed door to the conservatory.

Sun Room 8' 5" x 8' 8" (2.57m x 2.64m)

A double glazed construction set on a low wall and having tiling to the floor and wall mounted heater.

Wet Room 7' 3" x 5' 5" (2.21m x 1.65m)

A modern suite comprising of a low level WC, vanity wash basin and shower area with soakaway shower and electric shower over. Tiling to the walls, extractor fan, heated towel rail and double glazed window to the side.

Outside - Front

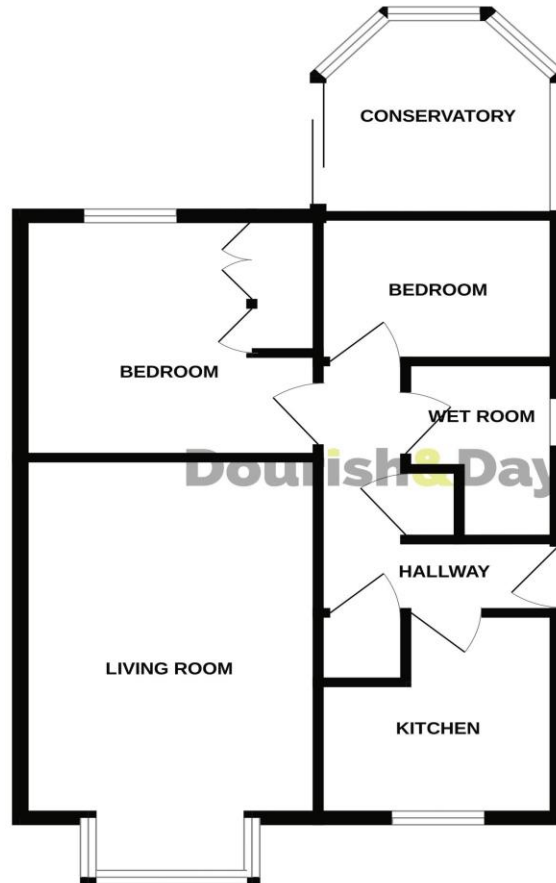
The home has a lawned front garden with path to the side entrance door.

Outside - Rear

The rear garden is paved and has a garden shed.

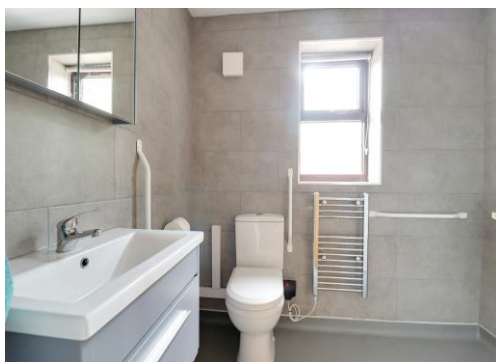


GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		90
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epcreg.com		

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 mis-statement. 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.
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