



Craft Way, Breton Park, Muxton

Offers in the Region of **£99,000**

This two Bedroom, detached park home is situated on the popular Breton Park estate in Muxton and is available to CASH buyers over the age of 55. The lovely development within which it is situated is close to all local amenities and bus routes and this particular property offers excellent living accommodation and has also recently been re-decorated.

Briefly comprising Lounge, Kitchen, Conservatory, Two Bedrooms and Shower room, externally there is allocated parking for one vehicle outside the property and an attractive, low maintenance garden. LPG Gas C.H., uPVC D.G. NO UPWARD CHAIN!

Council Tax Band A. 10% of the sale price to be paid by the purchaser to the site on completion.

Ground Rent - approx. £180 monthly.

30 Craft Way Telford Shropshire

Property entered via part glazed uPVC door into entrance hallway.

Lounge 11' 4" x 11' 8" (3.45m x 3.55m)

Kitchen 11' 9" x 7' 3" (3.58m x 2.21m)

Shower room 7' 8" x 4' 6" (2.34m x 1.37m)

Bedroom 1 7' 8" x 7' 9" (2.34m x 2.36m)

Conservatory 11' 3" x 8' 7" (3.43m x 2.61m)

Bedroom 2 11' 4" x 7' 3" (3.45m x 2.21m)

Externally

To the front of the property is an allocated parking space for one vehicle.

To the rear of the property is an attractive, low maintenance garden.

GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.8 sq.m.) approx.
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.
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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.