



## 3 Ashmore Close, Breton Park, Muxton.

Offers in the region of **£110,000**

Offering considerably more living space than a standard park home, this 2 Bedroom unit benefits from a 15ft Lounge and generous Kitchen with ample space for a dining table and chairs. Occupying a corner plot, the low maintenance wrap around garden provides plenty of scope for entertaining, together with driveway parking and lovely views to the front over the green.

Briefly comprising Lounge (with French doors), Kitchen/Diner, 2 Bedrooms and Bathroom, there is a re-fitted LPG Gas C.H. boiler and uPVC D.G. throughout. Having been occupied by the same owner from new, it is testament to this delightful retirement park and particularly to this property's location within it. NO UPWARD CHAIN! Over 55's and cash buyers only. Ground rent approx £126 per month. Council tax band A.



# 3 Ashmore Close Breton Park Muxton Telford Shropshire

Property entered via  
part glazed uPVC door into

**Kitchen/Diner** 11' 9" x 11' 7" (3.58m x 3.53m) (max)

**Lounge** 15' 6" x 11' 7" (4.72m x 3.53m) (max)

**Inner Hallway** 9' 5" x 3' 2" (2.87m x 0.96m)  
Provides access from the Kitchen/Diner to both Bedrooms and Bathroom.

**Bedroom 1** 11' 6" x 8' 4" (3.50m x 2.54m) (max less wardrobes)

**Bedroom 2** 8' 5" x 6' 7" (2.56m x 2.01m)

**Bathroom** 8' 5" x 4' 6" (2.56m x 1.37m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Outside

To the front is a tarmacadam driveway leading to a pedestrian gate which gives access to the low maintenance, wrap around garden.

The large garden is mostly paved with a gravel border to the rear and side and a useful metal storage shed.

GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing description, 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 a guide only for prospective purchasers. 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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# Barker Healey

PROPERTY



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