



28 Craft Way, Breton Park.

Asking Price **£90,000**

This well presented, single unit, 2 Bedroom park home is situated on the ever popular Breton Park development and is being offered with No Upward Chain. Being suitable for the over 55's, it offers well proportioned, fully insulated, accommodation throughout, a re-fitted Shower Room and a delightful enclosed, wrap around garden which also boasts ample storage space.

Briefly comprising Lounge, Kitchen/Diner (with integrated appliances), 2 Bedrooms (both with built-in wardrobes) and a contemporary Shower Room, externally there is driveway parking and an immaculate, low maintenance garden. Benefitting from gas C.H. via a modern combi-boiler, it is available to cash buyers looking for a retirement home within a truly lovely community setting. LPG Gas C.H. Council Tax Band A. Ground Rent £157.17 per month.

28 Craft Way Breton Park Muxton Telford Shropshire

Property entered via
four steps up to a uPVC door which leads into

Lounge 11' 5" x 11' 3" (3.48m x 3.43m)

Kitchen/Diner 11' 5" x 10' 1" (3.48m x 3.07m)
Integrated fridge, freezer, electric oven and hob. Gas C.H. boiler.

Hallway 13' 7" x 2' 0" (4.14m x 0.61m) (min)
Providing access to Kitchen/Diner, both Bedrooms and Shower Room. Useful built-in storage cupboard. uPVC door to the garden area.

Bedroom 1 9' 6" x 8' 2" (2.89m x 2.49m) (min)
Two sets of double doors to a built-in wardrobe.

Bedroom 2 8' 6" x 8' 2" (2.59m x 2.49m) (max)
Double doors to a built-in wardrobe.

Shower Room 6' 7" x 5' 5" (2.01m x 1.65m)

Externally

To the front is a double width tarmac driveway allowing parking for up to 2 cars. Gravelled borders to the front and side contain a selection of mature shrubs and plants and a paved pathway leads to the enclosed garden. Electric lighting. Steps up to the front door with wooden balustrade.

A low level wooden gate allows access to the low maintenance garden which is mostly paved with some gravelled areas containing attractive, well established plants. a concrete outbuilding, composite shed and plastic box all provide useful storage space. A paved ramp with wrought iron balustrade leads to the 2nd door with steps to the other side. Electric lighting. Rotary washing line.

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 sq.m.) approx.
Written every attempt has been made to ensure the accuracy of the floorplan contained herein. 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Hectag 12/2016

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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.
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