

# Town & Country

Estate & Letting Agents



**Henley Lane, Gobowen, SY10 7AX**

**Offers In The Region Of £52,000**

Nestled in the edge of village location of Henlle Lane, Gobowen, this park home with an immaculate interior boasts two well-appointed bedrooms and modern bathroom and kitchen, providing ample space for comfort and convenience. The heart of the home is a welcoming reception room, perfect for relaxation or entertaining guests. The design is both practical and stylish, ensuring that every corner of the home is utilised to its fullest potential.

## Directions

From the Gledrid island take the exit signposted St Martins and proceed for a short distance turning right at the crossroads. Continue over the canal bridge bearing right at the triangle junction after approximately 500 metres. Continue along where the driveway to the property is located on the right hand side.

## Accommodation Comprises



The park home on offer is a 2016 Stately Albion Lodge. The home is 15ft wide x 40ft long and has an open plan lounge and kitchen area with a recently installed new kitchen with appliances and polished ceramic flooring. The lounge area has large doors out to the front and a radiator. An inner hallway leads to two bedrooms, a single room and a double room with fitted wardrobes. There is also a shower room with shower cubicle, w.c. and a wash hand basin with window to the side.

## Kitchen



The modern kitchen has base and wall units with work surfaces over, a window to the side and built in appliances.

## Lounge



With large windows to the front, a door to the side and open to the kitchen.

## Inner Hallway

Doors leads to the bedrooms and bathroom.

## Bedroom Two



With a window to the side.

## Bedroom One



With a window to the rear.

## Shower Room



W/C, Wash hand basin and shower unit.

## To The Outside



To the outside there are gardens that extend to all sides with parking space to the rear.

## Additional Photo



## Agents Note

We are informed by the sellers that the home can

be used on a 12 month basis with a second address and the lease is for 5 years and can be renewed by the tenant. the current monthly ground rent is £500.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## Additional Information

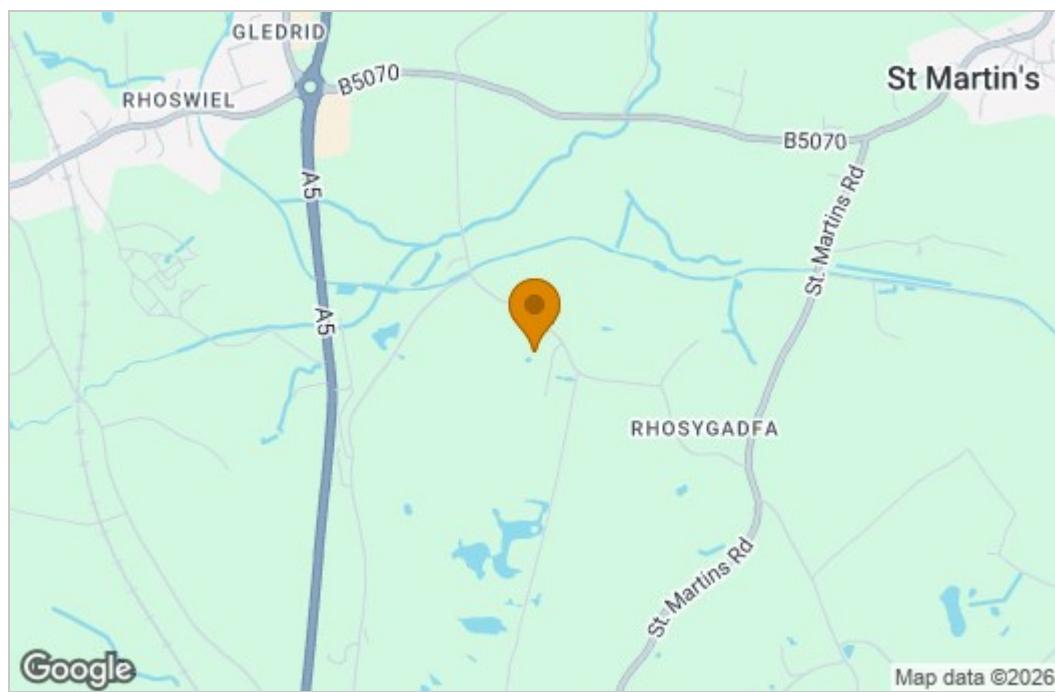
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a

wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

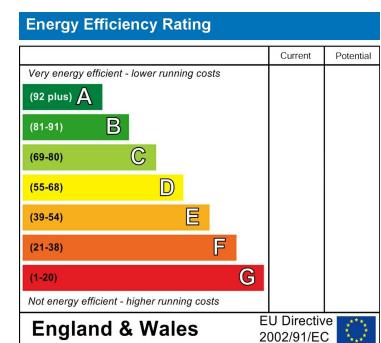
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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