



JonathanWright
estate agents



4 Linton Villas , Linton, Nr Bromyard, HR7 4QJ. £250,000

**4 Linton Villas
Linton, Nr Bromyard
HR7 4QJ**

£250,000

PROPERTY FEATURES

- **An Attractive Semi-Detached Cottage**
- **2 Bedrooms**
- **Kitchen/Dining Room**
- **Sitting Room with Wood Burner**
- **Bathroom**
- **Parking**
- **Cottage Style Garden**
- **Large Garden nearby**
- **Views to Rear**



To view call 01568 616666



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Attractively situated in a tucked away and semi rural position, a semi detached cottage offering surprisingly spacious accommodation to include and enclosed porch, sitting room with wood burning stove, a good size traditional cottage kitchen with AGA, two good sized bedrooms, bathroom and outside is an area to the front with parking, a private cottage style garden to rear and a short walk away is a large private garden with storage shed and views.

Linton is only a short drive away from the bustling town of Bromyard which offers a good range of amenities to include schools, shops, supermarket and motorway links are available to Worcester just 13 miles away.

A sliding Entrance door to the side of the property opens into an enclosed porch with lighting and a door then opens into the kitchen/dining room.

The good sized kitchen/dining room has been fitted in a traditional cottage style and has solid wooden working surfaces with an inset Belfast sink unit. cupboards under, space and plumbing for both a washing machine and a dishwasher. There is a planned space for an electric cooker, an eye level cupboard with corner shelving and the kitchen also has a double glazed window to rear with an attractive far reaching view, extractor fan, fitted shelving and situated in a chimney breast is a Rayburn with mantle shelf over. From the kitchen/dining room the door opens into the sitting room.

The sitting room enjoys a double aspect of a double glazed window to front and double glazed window to side and has a feature fireplace with a wood burning stove standing on a raised hearth with fire surround and mantle shelf over. The sitting room also has plenty of power points, TV aerial point and a wall mounted night storage heater.

From the sitting room the door opens to a

staircase which rises up to a first floor landing with a wall mounted storage heater and doors off to the bedroom and bathroom accommodation.

Bedroom One is a good size bedroom with a double glazed window to the rear with far reaching view over neighbouring countryside and there is also a wall mounted heater and power point.

Bedroom Two is also a generously sized bedroom and has a double glazed window to front, wall mounted electric heater and door into a linen cupboard with shelving.

From the landing a door opens into a good sized bathroom having a suite to include a side panelled bath and an electric shower over, pedestal wash hand basin and low flush WC, the bathroom has tiled splashbacks, secondary glazed frosted window to the side and louvre doors into an airing cupboard.

Outside

Property is situated in an attractive and tucked away, semi rural location and is accessed along the driveway serving 4 Linton Villas and neighbouring properties. There is a parking area to front with parking for a vehicle and further parking available only a short walk away and a pathway then leads to the side of the property to a cottage style rear garden which has a patio seating area, lawned garden, wood store and a cold water tap. To the rear of the garden is gated access to a pathway which leads to a large private garden area which is enclosed and has lawned gardens, attractive views and a useful storage shed.

SERVICES

Mains Water, mains drainage and electric heating via modern digital storage heaters

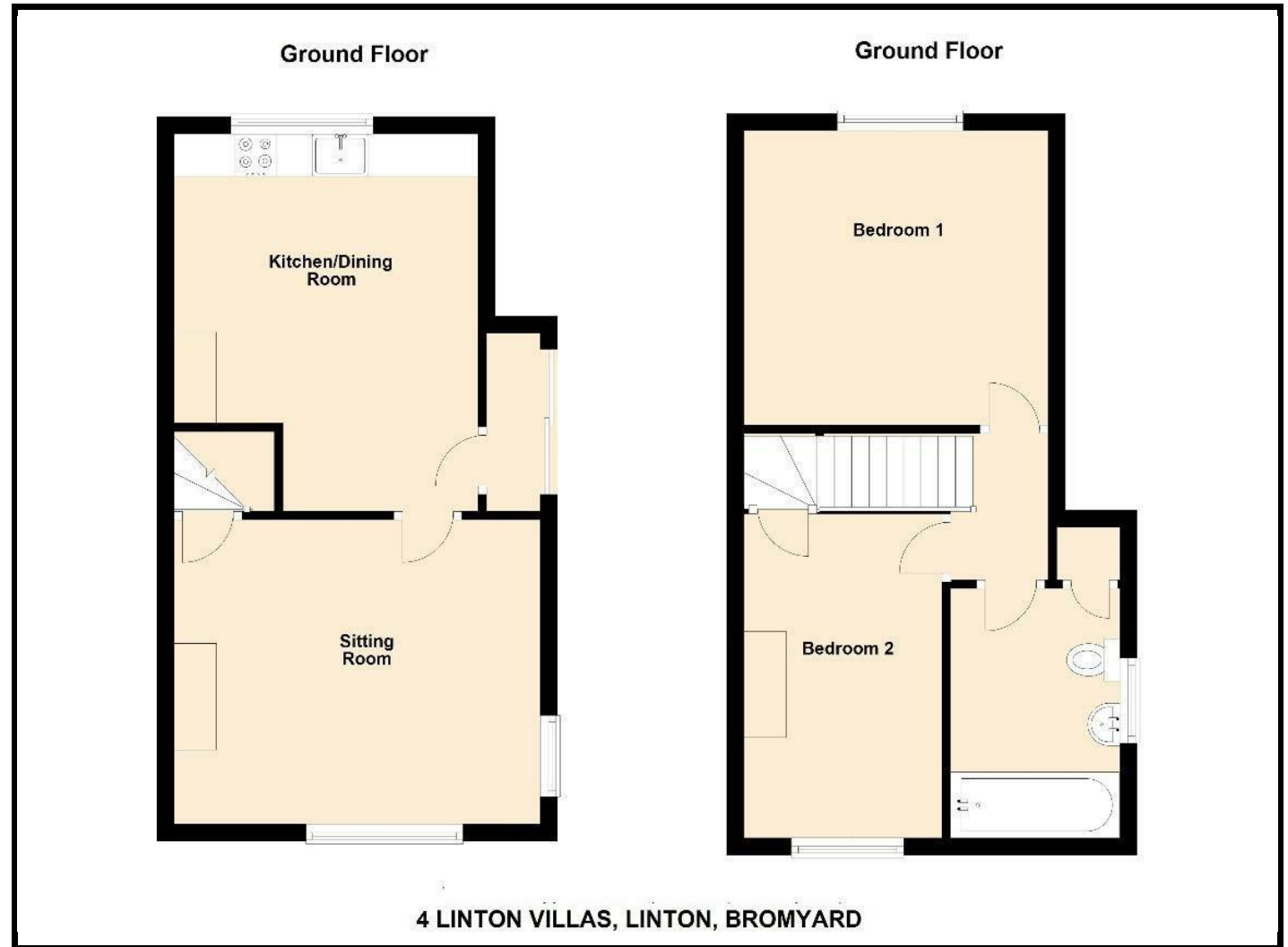
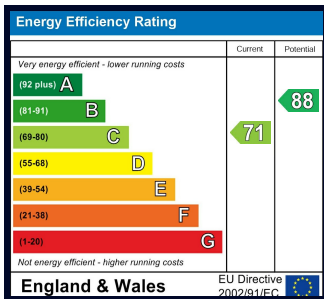


ROOMS AND SIZES

Kitchen/Dining Room	4.45m x 3.58m (14'7" x 11'9")
Sitting Room	4.34m x 3.68m (14'3" x 12'1")
Bedroom One	3.58m x 3.58m (11'9" x 11'9")
Bedroom Two	3.84m x 2.57m (12'7" x 8'5")
Bathroom	3.05m x 1.73m (10' x 5'8")

PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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