



JonathanWright  
estate agents



**29a Meadow Bank Park, Hamnish, HR6 0QN. £85,000**

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Hamnish  
HR6 0QN**

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### **PROPERTY FEATURES**

- **Park Home**
- **2 Bedrooms**
- **En-Suite/W.C.**
- **Lounge/Dining Room**
- **Open Plan Kitchen**
- **Shower Room**
- **LPG Gas Central Heating**
- **Driveway With Parking For Vehicles**
- **Rear garden With Rural Views**
- **Rural Location**

**To view call 01568 616666**



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Situated in a rural position on a fully residential country park offering double glazed and LPG gas centrally heated living accommodation having a good size lounge/dining room, open plan into the kitchen with fitted appliances, an inner hallway, 2 bedrooms, one with an ensuite/W.C, main shower room and outside a private drive with parking for motor vehicles, gardens overlooking open fields to rear and all well presented and inviting.

Meadow Bank Park is about 3 miles east of the market town of Leominster offering a good range of shopping facilities.

The full particulars of 29a Meadow Bank Park, Hamnish are now further described as follows:

The property is a detached park home and is a Willoughby Aspen.

A double glazed entrance door opens into the lounge/dining room having a lovely bay window to front, ceiling light, incorporating a fan, lighting and power there are panelled radiators, feature fireplace with gas fire inset, mantle shelf over and wall lighting, smoke alarm. The dining area provides plenty of room for a dining table and chairs, additional windows and lighting including spotlighting.

Open plan into the kitchen having a stainless steel, round bowl, single drainer sink unit, working surfaces, base units of cupboards and drawers, integrated fridge/freezer with a large unit to side, gas cooker with 4 ring gas hob over, an oven with grill under and an extractor hood with light over. There are matching eye-level cupboards, including a glazed display cabinet, additional power points and lighting. The lounge area is carpeted, kitchen and part dining room has vinyl floor covering and a door opening into an inner hallway. The inner hallway has ceiling downlighters, a door opening into the boiler cupboard housing the LPG gas fired boiler, heating hot water and radiators as listed.

In the hall is a radiator and a door into bedroom one.

Bedroom One has a large double glazed window overlooking the gardens to the rear and also open fields. There is an original high headboard, planned space for a double bed,

bedside cabinet, lighting, power, panelled radiator, built-in wardrobe and a door to an ensuite/cloakroom.

The ensuite/cloakroom has a low flush W.C, wash hand basin, window and a panelled radiator.

From the inner hallway a door opens into bedroom two having built-in headboard, cupboards over, bedside cabinet, fitted wardrobe, lighting, power, radiator and a window to side.

A door from the hallway opens into the shower room having an enclosed shower cubicle, vanity wash hand basin and a low flush W.C. There are built-in cupboards, panelled radiator and an opaque double glazed window.

#### OUTSIDE.

The property is approached to the front with its own gravelled driveway with parking for 2 motor vehicles, small lawned garden to front, shrub borders and gardens and steps up to the front door. Decking continues around across the side of the home to the rear.

#### REAR GARDEN.

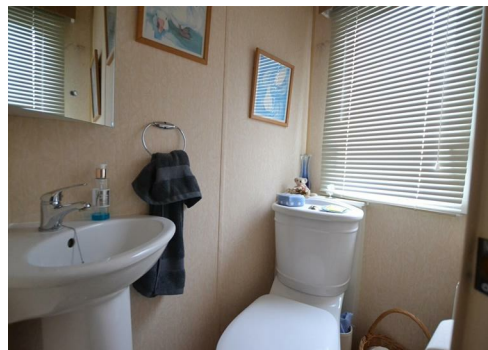
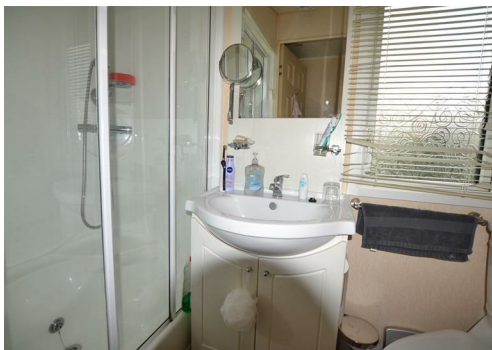
There is more timber decking, lawned gardens looking onto open fields. The propane gas tank is housed to the rear with the inside and outside of the home well presented.

#### AGENTS NOTE.

The property is 37' x12' and was purchased from new and sited in 2007. Included in the sale price is a 3 piece suite in the lounge, bedroom furniture, including beds in both bedroom, and the cooker as described in the kitchen.

#### SERVICES.

Mains electricity, mains water, LPG gas fired central heating, private drainage.



## ROOMS AND SIZES

Entrance Door

Lounge/Dining Room 5.84m x 3.56m (19'2" x 11'8")

Open Plan Kitchen

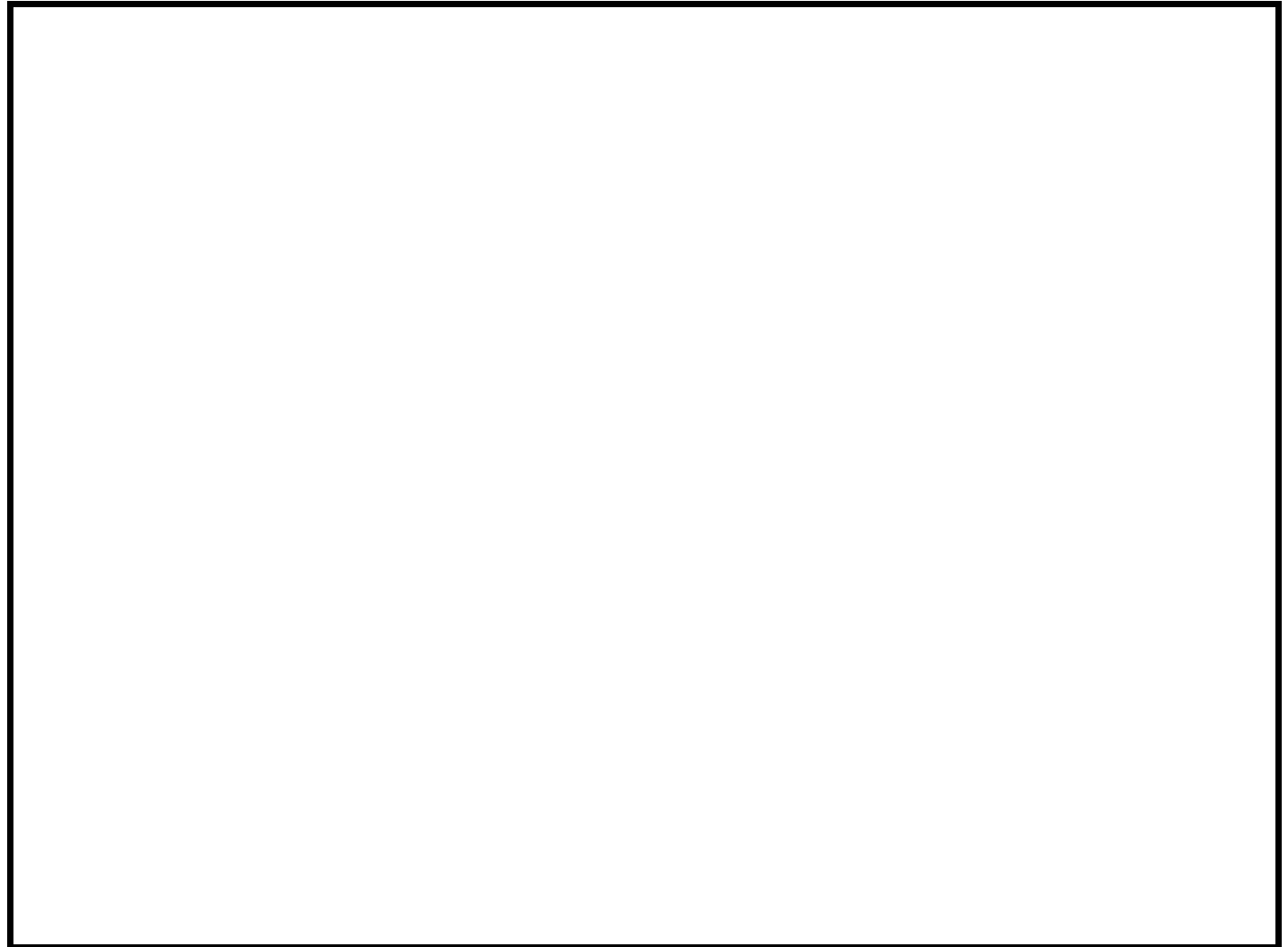
Bedroom One 2.95m x 2.36m (9'8" x 7'9")

En-Suite/W.C.

Bedroom Two 2.54m x 1.65m (8'4" x 5'5")

Shower Room

Rear Garden



## PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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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