

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED PARK HOME ENJOYING A QUIET SETTING WITH WONDERFUL VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS THE MALVERN HILLS AND THE COTSWOLDS IN THE OTHER DIRECTIONS. THE ACCOMMODATION OFFERS UPVC DOUBLE GLAZING AND LPG GAS CENTRAL HEATING, A LOUNGE WITH PATIO DOORS OUT ONTO THE BALCONY, A FITTED KITCHEN WITH SPACES FOR ELECTRICAL APPLIANCES AND A DINING TABLE, TWO BEDROOMS AND A SHOWER ROOM. PRETTY SOUTH FAING GARDEN WITH MATURE PLANTS AND SHRUBS AND LAWNED AREAS, GARDEN SHED, ALLOCATED PARKING FOR ONE CAR. OVER 60'S RESIDENTS ONLY. NO ONWARD CHAIN.

25 Hook Bank Park – Offers In The Region Of £77,500

25 Hook Bank Park, Hanley Castle, Malvern, Worcestershire, WR8 0BQ



25 Hook Bank Park

Location & Description

25 Hook Bank Park enjoys a convenient position less than a mile from the popular village of Welland where there is a village store, primary school, public house, garage and church. The wider facilities of Upton upon Severn (three miles) and Malvern (four miles) are also close at hand. Great Malvern has an excellent range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. It is equally well served with extensive shops, a Post Office/newsagents, supermarkets, bakery, hairdressers, restaurants and pubs, churches, doctors surgery with pharmacy and dentist and the famous riverside marina. The highly regarded Hanley Castle High School is also near by. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington.

Property Description

A lovely park home enjoying a fabulous position and very well presented accommodation, with a light and spacious lounge leading to the south facing balcony with views over open countryside to the Malvern Hills and Cotswold Hills in the other direction.

The accommodation offers a bright lounge with patio doors out onto the balcony with plenty of seating room to take in the views. A modern fitted kitchen with spaces for electrical appliances and a dining table adds to the appeal, two bedrooms which are serviced by the shower room.

The south facing pretty mature garden with shrubs and plants is a particular feature of this home. Further benefits include private parking on site, LPG central heating and UPVC double glazing.

Entrance Hall

UPVC double glazed front door with opaque glazed panel, ceiling light, smoke, doors leading off to all rooms.

Lounge 9.61ft (2.93m) x 9.77ft (2.98m)

UPVC double glazed French sliding patio doors to rear raised balcony, laminate wood flooring, UPVC double glazed window to side aspect, feature fireplace with brick hearth and wooden shelf over, ceiling light, power points, open wooden shelving through to:

Kitchen 9.45ft (2.88m) x 9.74ft (2.97m)

Fitted with a range of base and wall units with drawers and wood effect worktop over, stainless steel sink and drainer with a mixer tap over, tiled splashback surround, 2 x UPVC double glazed windows to the side aspect, radiator, extractor fan, wall mounted Worcester boiler, space and plumbing for washing machine, space for a tumble dryer, space for under counter fridge and freezer, cupboard housing the main power switch, Logic built in under counter single oven with a





gas hob and extractor hood over, ceiling light, telephone point, power points.

Bedroom One 7.35ft (2.24m) x 9.68ft (2.95m)

UPVC double glazed window to the front aspect, stripped pine door with metal latch and handle, ceiling light, radiator, power points.

Bedroom Two 6.36ft (1.94m) max, into wardrobe space x 7.28ft (2.22m)

UPVC double glazed window to the side aspect, radiator, ceiling light, power points.

Bathroom 6.04ft (1.84m) x 7.22ft (2.20m)

White suite comprising of a low level WC, wash hand basin, tiled splash backs, opaque UPVC double glazed window to the side aspect, ceiling light, radiator, open plan mains shower.

Outside

Garden

The property is approached via a paved pathway and steps to front door, a paved path and lawned area to the side with a metal shed leading to the rear aspect with mature plants and shrubs. Side garden with a lawned area and calor gas bottles.

Balcony

South facing with views to the rear aspect over open countryside towards the Malvern Hills in the one direction and the Cotswolds in the other. Leading off the lounge, with balustrade staircase down to the garden and storage space under.

Parking

The park home is allocated one private parking space.



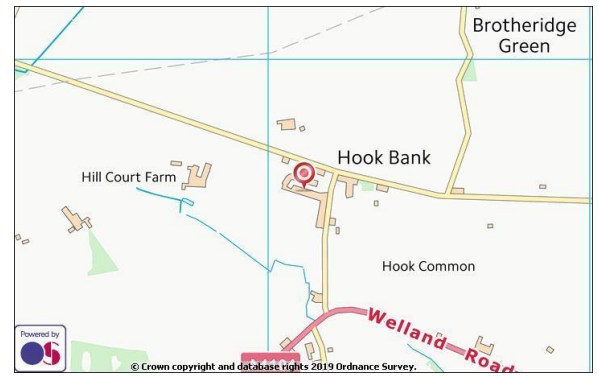
Agents Note

Site Fee: This fee is paid to the manager/owner of the site and is currently £169.00 per month. (subject to verification).



Directions

From the agent's office in Upton upon Severn proceed along Old Street (towards Welland and Gloucester). Leave the outskirts of town continuing up to Tunnel Hill. Follow this route for approximately two miles turning right at the Inn At Welland pub. Continue along this road for a short distance and the entrance to the park is on the left hand side. Visitors are advised to park in the visitor's spaces at the entrance to the side and walk to number 25.



Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is Leasehold subject to a monthly site fee. This fee is paid to the manager/owner of the site and is currently £169.00 (subject to verification)

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND "A"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

Not Applicable



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.