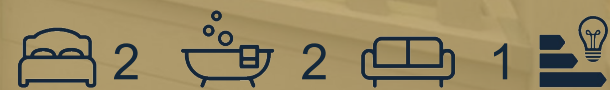


Philip Laney & Jolly



60 Three Counties Park, Malvern, WR13 6JW
Price £225,000



Nestled in the Worcestershire countryside is this modern and well presented park home for the over 50s. The western aspect from the property is towards the Malvern Hills. Conveniently located with great motorway links nearby and mainline rail connections in both Malvern and Ledbury. A community bus serves the site. The accommodation is situated on one of the larger plots on the site and offers spacious living with two double bedrooms, study/bedroom 3, kitchen fitted with integrated appliances, utility area, bathroom with roll top bath, master ensuite shower room and dressing area with fitted wardrobes. Outside is a low maintenance garden with patio and decking area, off road parking for two vehicles and garage for storage and workshop. UPVC double glazing throughout with LPG gas central heating. EPC - exempt.

ENTRANCE

Steps leading up to obscure glazed front door into:

HALLWAY

Hardwood flooring. Radiator and ceiling light point. Doors to lounge, utility room and kitchen/diner.

KITCHEN DINER

21'8" x 11'10" (6.6 x 3.6)
UPVC window to side aspect with fitted blinds and sliding door opening onto decking, leading to side entrance and garden. Range of wall and base units with wood effect work tops with stainless steel sink and drainer with chrome tap. Integrated dishwasher, fridge freezer and 'Leisure' gas range double oven and 7 gas ring hob with overhead extractor fan. Wooden floor boards. Radiator and two ceiling light fittings.

Dining area is carpeted with glass double doors to lounge.

UTILITY

7'10" x 4'11" (2.4 x 1.5)
UPVC obscure glazed window to front aspect with fitted blinds. Range of cupboards with wood effect work top with integrated washing machine and tumble dryer. LPG combi boiler. Ceiling light point and extractor fan. Radiator. Co2 detector. Wood flooring.

LOUNGE

16'5" x 15'1" (5 x 4.6)
Two UPVC windows to front aspect and one bay window to side aspect. Electric remote 'Dimplex' fire with marble hearth and wooden mantle. Two radiators and two ceiling light fittings. Carpet.

BEDROOM 1

12'10" x 10'6" (3.9 x 3.2)
UPVC double glazed bay window to side aspect with fitted blinds. Built-in cupboard space. Two freestanding chest of drawers and full length wall mirror. Ceiling light point and carpet. Access through to dressing area and ensuite with two fitted wardrobes - one double and one three door, small radiator and fuse board in wardrobe in dressing area.





ENSUITE

Obscure UPVC window to rear aspect with fitted blinds. Walk-in mains shower cubicle, ceramic sink with storage and mirror above and low level WC. Ceiling light point and extractor fan. Heated chrome towel rail. Radiator and tiled flooring.

BEDROOM 2

10'6" x 9'10" (3.2 x 3)

UPVC double glazed window to side aspect with fitted blinds and radiator. Built-in three door wardrobe with radiator and fitted bedside chest of drawers and cupboard. A built-in dressing table, drawers and mirror. Radiator and carpet. Ceiling light point. This room is currently used for arts and crafts but can easily be returned to a second bedroom.

STUDY/BEDROOM 3

7'7" x 5'11" (2.3 x 1.8)

UPVC double glazed window to side aspect with fitted blinds. Fixed desk with drawers and book shelves. Radiator and ceiling light point.

BATHROOM

Obscure glazed UPVC window to side aspect with fitted blinds. Roll top bath, ceramic sink with chrome taps and low level WC. Shaving point. Extractor fan and 4 ceiling spotlights. Mirror and storage cupboard. Radiator. Tiled flooring. Airing cupboard with radiator.

OUTSIDE

The garden: there are two gardens - one is laid to lawn at the east side of the property and a patio to the north side with ample space for seating. On the south side is the decking area providing further outdoor seating space. Gravelled front garden with space for planted pots. There is external lighting. Drive providing off road parking for two cars. External power point and tap. Rain water from down pipes are directed into a sump away from the property. There is also a satellite dish.

GARAGE/STORAGE/WORKSHOP

Power and lighting are supplied and has its own fuse box. The garage can be used as storage and/or a workshop.

TENURE

We understand (subject to legal verification) that the property is leasehold. Current annual ground rent is £2777.88 including service charge. Current annual buildings insurance is £289.99.

SERVICES

Mains electricity, LPG Gas, water and drainage via septic tank were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order. Council Tax Band: A

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

VIEWINGS

Strictly by appointment with the Agents. Viewings available from 09:00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

INNER HALLWAY

Ceiling light point. Thermostat and loft hatch. Carpet. Smoke detector.

NB

The asking price includes a 10% fee that will be due to the park owner on completion. Park homes do not incur stamp duty costs even if they are bought as a second property.

COUNCIL TAX MHDC

We understand the council tax band presently to be : A

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

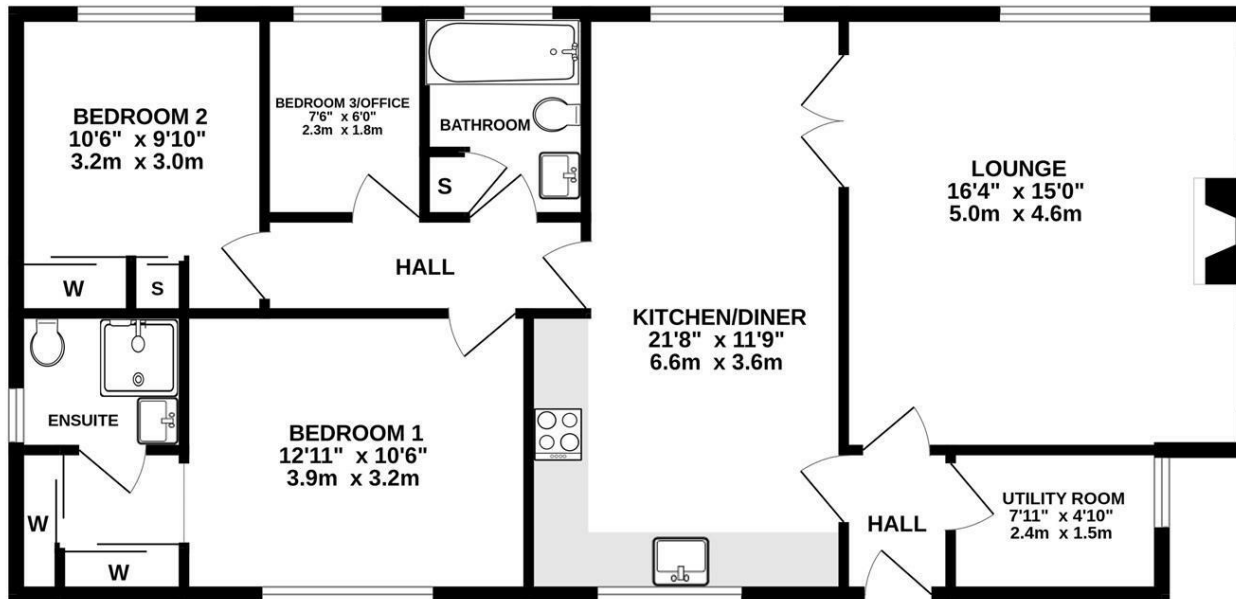
We understand Full Fibre Broadband currently is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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.