

for sale

guide price **£90,000**



## Linton Park Worcester Road Bromyard HR7 4DB

This beautiful park home is located in a fully residential location on the edge of Bromyard. The home is in the picturesque Frome Valley within walking distance of the town centre and all of its amenities. There is also a bus stop for a regular Hereford service bus. The home itself is well-presented throughout and is being sold with NO ONWARD CHAIN, briefly comprises: off road parking, entrance hall, lounge, dining room, kitchen, utility room, two bedrooms, master en-suite and family bathroom



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## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Off road parking with a lawn area to the side with mature plants and steps to both sides of the home leading to the front and back doors. Door to the front gives access to:

## Entrance Hall

Double glazed door to side elevation, two storage cupboards, radiator, three wall lights and door to the following.

## Lounge

19' 3" x 11' 3" ( 5.87m x 3.43m )

Two double glazed windows to front elevation and one to the side elevation, two radiators, eclectic fire with feature surround and five wall lights.

## Kitchen

10' 2" x 7' 9" ( 3.10m x 2.36m )

Fitted kitchen with wooden wall and base units, roll top work surfaces, one bowl sink and drainer, splash back tiling to walls and space for cooker, cooker hood over, space for fridge freezer, ceiling light point, double glazed window to side elevation and arch to utility room.





## Utility Room

7' 1" x 4' 9" ( 2.16m x 1.45m )

Fitted with wooden units, roll top work surfaces, radiator, double glazed door to side elevation and airing cupboard housing the central heating boiler.

## Bedroom One

12' 6" x 9' 5" ( 3.81m x 2.87m )

Double glazed window to side and rear elevation, fitted mirror wardrobes, radiator, ceiling light point and door to en suite.

## En Suite

Bath with mixer taps and shower over, wash hand basin, vanity unit, WC, ceiling light point and double glazed obscure window to side elevation.

## Bedroom Two

8' 10" x 9' 5" max ( 2.69m x 2.87m max )

Double glazed window to side elevation, fitted wardrobes, ceiling light point and radiator.

## Bathroom

Corner bath with mixer taps, wash hand basin, WC, radiator, ceiling light point and double glazed obscure window to side elevation.

## Agent Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the Site' in general which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
HEREFORD HR4 9BX

Property Ref: HER314817 - 0003

**Tenure:**

**EPC Rating: Exempt**

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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