



On a well maintained fully residential park home estate in the picturesque Frome Valley within walking distance of the town centre, all its amenities, and the bus stop for the Hereford service.

A Spacious Superbly Presented 42' x 20' Park Home. Feature 19' Lounge with South Facing Windows with Silvan Outlook, Mains Gas Central Heating, uPVC Frame Double Glazing, Master Bedroom En-Suite, Carpets and Vinyl Flooring.

**1 LINTON PARK  
BROMYARD  
HR7 4DB**



*Comprising*

Hall/ Passage, 19' Lounge, Dining Room, Fitted Kitchen, Utility, Bedroom with Fitted Units and En-Suite, Double Bedroom with Fitted Units, Shower Room, Attractive Mature Gardens and Patio, Garden Shed and Parking Space.

**Offers in the region of £125,000**

## 1 Linton Park, BROMYARD HR7 4DB

**1 LINTON PARK** is on an attractive superbly maintained park home estate, which is fully residential. It is on the edge of Bromyard in the picturesque Frome Valley within walking distance of the town centre, all its amenities, and the bus stop for the Hereford service.

This 42' x 20' park home is in excellent decorative order including a feature 19' lounge having large south facing windows with silvan views over the river. Fitted kitchen with utility off, mains gas central heating, uPVC frame double glazed windows and external doors. Carpets and vinyl flooring. The home has insulated exterior cladding and bathroom/shower suites fitted five years ago.

The gardens, which surround the home, are attractively laid out. They include lawns, borders, paved paths, shrubs, trees and large south facing paved patio. There is a car parking space and near the home there are visitor spaces.

The accommodation, with approximate measurements, comprises:-

Shallow steps with handrails from the front path to front door and

**INSET PORCH** with tiled floor, outside light and glazed door to

**HALL & PASSAGE** Radiator, two wall lights, access to roof space, sliding doors to

**CLOAKS CUPBOARD**

**BROOM CUPBOARD**

Part glazed door to

**DINING ROOM** (9'10" x 7'4")



Radiator, cornice, window to side and timber frame wide arch to full width

## **LOUNGE (19'4" x 11'3")**



Brickette style surround fireplace with quarry tile hearth housing a mains gas living flame coal effect fire, two radiators, five wall lights, inset shelves, window to side and two south facing windows to the rear with view over river to a silvan area.

Door from dining room to

## **KITCHEN (10'2" x 7'10")**



Range of base and wall units with cream fronts of cupboards and drawers. Spaces for electric cooker and fridge freezer, work surface with inset 1.5 bowl sink and mixer tap. Window to side and door to

**UTILITY/SIDE PORCH** Worktop with cupboards over, space and plumbing under for appliances, radiator, cupboard with Worcester boiler and shelving, glazed door to side.

From the passage doors to

## **DOUBLE BEDROOM EN-SUITE (12'6" x 9'5")**



Fitted bedroom units of two double wardrobes, dressing table with kneehole and drawers each side, bed surround of wardrobe and cupboards. Radiator, windows to front and side, door to



## EN-SUITE



White suite of panelled bath with mixer/shower taps, WC,



hand basin set into a high gloss white vanity unit with two cupboards, mirror and lights over. Ladder style towel rail/radiator, part tiled walls, window.

## BEDROOM 2 (9'5" x 8'11")



Fitted units of three doors to wardrobe and cupboards over double bed opening. Radiator, window to side.

## SHOWER ROOM



White suite of hand basin with tiled splashback and mirror over, WC, glazed sliding doors to shower cubicle with tiled walls, rainwater head and hand unit. Ladder style towel rail/radiator, window.



## **OUTSIDE**

An opening from the estate road to

## **TARMAC CAR PARKING SPACE**

## **FRONT GARDEN**

This has a chipping area with shrubs and trees, paved path along the front of the home.



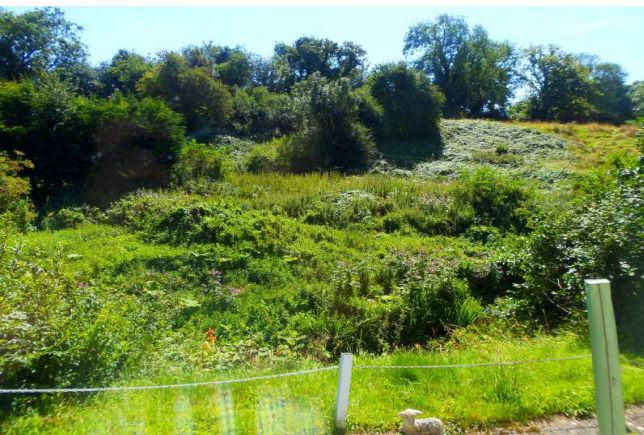
A concrete path leads along the side of the home to easy tread steps and the front door. Lawn and shrubs.

To the east side of the home there is a paved path to easy tread steps and the side door, lawn with trees.

## **THE REAR GARDEN**



This is south facing with



views over the river to an open field with silvan backdrop.

Full width paved patio and shrubs each end.

## **CONCRETE FRAME GARDEN SHED**

**SERVICES**

Mains electricity and gas. Drainage and mains water by park supply.

**COUNCIL TAX BAND - A****GROUND RENT MAINTENANCE CHARGE**

We are informed this is £188.81 per month and is reviewed annually.

There are conditions placed on the property by the park owners and copy of these can be viewed at our office.

**DIRECTIONS**

From the town centre take the A44 Worcester road. Before the river bridge turn right into Linton Park (signed). Park at the property, which is on the left hand side or one of the visitor spaces.

**VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

**Ref.** BB003317

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.