



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Set well back from the park road in a south facing position within a well maintained fully residential park home estate. In the picturesque Frome Valley within walking distance of the town centre, its amenities, and the bus stop for the Hereford service.

A Spacious 40' x 20' Three-Bedroom Park Home with 18' Lounge, Mains Gas Central Heating, uPVC Frame Double Glazing with Leaded Light Style Panes and Fitted Carpets.

**41 LINTON PARK  
BROMYARD  
HR7 4DB**



*Comprising*

L-Shaped Hall, 18' Lounge, 16' Dining Kitchen, Utility, Three Bedrooms with Built-In Wardrobes, Shower Room, Attractive Gardens Front and Rear, Garden Shed, Designated Parking Space.

**Offers in the region of £135,000**

## 41 Linton Park, BROMYARD HR7 4DB

**41 LINTON PARK** is in a south facing position 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 regular Hereford service.

This 40' x 20' three-bedroom park home which is in a south facing position, set well back from the service road, has an 18' lounge, fitted kitchen, mains gas central heating, uPVC frame double glazed windows and external doors with leaded light style panes. Fitted carpets, built-in wardrobes in each bedroom and the home has exterior cladding.

The gardens which surround the home are attractively laid out with patios, paths, borders of shrubs, garden shed, outside lights and tap.

The accommodation, with approximate measurements, comprises:-

Front door with leaded light upper panel to L-shaped

**HALL/PASSAGE** with laminate floor, dado rail, cornice, two lights with ceiling rose,

**TWO CUPBOARDS** with shelves.

**LOUNGE** (17'9" x 10'8")



Fitted carpet, moulded timber fireplace surround with tiled inset and hearth, radiator, dado rail, cornice, ceiling rose, window to front and bow window to side, door to

**KITCHEN/DINING ROOM** (16'2" x 8'7")



Laminate floor, range of base and wall units with gloss white fronts of cupboards and drawers, integral electric oven, space for fridge freezer, work surface with tiled splashback, inset ceramic 1.5 bowl sink and mixer tap, inset 4-ring gas hob with extractor over.



Light/fan, window to rear, window to side, radiator, cornice, ceiling rose. Door to

**UTILITY (6'6" x 5'3")** Laminate floor, base and wall units one housing the gas boiler, space and plumbing for washing machine, work surface with tiled splashback, inset sink and mixer tap. Radiator, cornice, half glazed door to rear.

From the passage, doors to

**BEDROOM 1 (12'0" x 9'6")**



Laminate floor, built-in wardrobes unit of shelves and drawers, L-shaped dressing table. Radiator, cornice, light/fan, window to side.

**BEDROOM 2 (9'5" x 8'0")**



Fitted carpet, radiator, dado rail, built-in wardrobe, two bedside tables, shelves, cornice, fan/light, window to side.



### **BEDROOM 3 (7'10" x 6'7")**



Fitted carpet, radiator, dado rail, two double doors to built-in wardrobe, cornice, fan/light, window to front.

### **SHOWER ROOM**



White suite of hand basin and WC, sliding glazed door to shower with Mira Escape unit. Tiled floor, ladder style towel rail/radiator, half tiled walls, shelves, cornice, window.

### **OUTSIDE**

Paved path from the road to steps with wrought iron handrail to the front door.

### **FRONT GARDEN**



This has a number of shrubs and trees set into a wide chipping area. A brick path to the side of the home with a border of shrubs to a gate and the



## **REAR GARDEN**



Cobbled path to the rear door, block retaining wall to a full width paved terrace, low brick retaining wall with border.

## **CONCRETE FRAME GARDEN SHED**

## **DESIGNATED CAR PARKING SPACE**

**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 a copy of these can be viewed at our office.

## **DIRECTIONS**

From the town centre, take the A44 Worcester road. Just before the river bridge, turn right into Linton Park (signed). Park at the property.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

**Ref.** BB003349

### **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.