



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In a peaceful position on a select park home estate near the end of a no-through service road with a view from the front through to open fields and high hedge to the rear. Within walking distance of the town centre and all its amenities.

A Spacious 32' x 20' Two-Bedroom Park Home with Mains Gas Central Heating, uPVC Frame Lattice Style Double Glazing, Fitted Kitchen, Parking Space and Attractive Gardens.

**26 LINTON PARK
BROMYARD
HR7 4DB**



Comprising

Hall, 16' Lounge, 17' Kitchen/Dining Room, Side Porch/Utility, Two Bedrooms, Shower Room, Silvan Backdrop, Parking Space.

Offers in the region of £115,000

26 Linton Park, BROMYARD HR7 4DB

26 LINTON PARK



is within an attractive superbly maintained fully residential park home estate. It is near the end of a no-through service road in a peaceful position with views from the front through to open fields and a silvan backdrop to the rear with a field beyond.

Bromyard, with all its amenities and the bus stop for the Hereford service, is within walking distance by either walking through the park or taking the nearby short alleyway to Little Frome Lane.

This 32' x 20' park home has full mains gas central heating from a boiler installed in December 2023 which carries a 10-year guarantee to radiators with thermostats, uPVC frame double glazed windows and external doors most of which have lattice style panes, fitted kitchen in white, shower room and a porch/utility room extension to the side.

The gardens surround the home with paved paths, chipping area with shrubs, raised rear terrace, concrete garden shed and a car parking space.

The accommodation, with approximate measurements, comprises:-

HALL with vinyl floor, radiator in a cover, dado rail, cornice, cupboard with Ideal gas fired boiler (fitted 2023), glazed door to

LOUNGE (16'8" x 10'10")



Moulded fireplace surround with inset and hearth housing a coal effect electric fire, laminate floor, two radiators, dado rail, cornice, two ceiling light fittings, corner windows with view through to open fields, opening to

KITCHEN/DINING ROOM (17'1" x 8'5")



Range of white fronted base and wall units of cupboards and drawers, integral electric cooker, space with dishwasher, integral fridge and freezer, work surface with tiled splashback, inset 1.5 bowl sink and mixer tap, inset four-ring gas hob with pull out hood and extractor over.



Vinyl floor, radiator, spotlight fitting, fan/light in dining area, cornice, window to side and window to front with view through to open field. Folding door to

SIDE PORCH Window to side, plumbing for washing machine, door to front with coloured glass.

Off the hall, doors to

BEDROOM 1 (9'5" x 9'1")



Radiator in cover, dado rail, cornice, fan/light, fitted wardrobes and window to rear.

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



Vinyl floor, dado rail, cornice, radiator, spotlight track, sliding patio doors to rear garden.

SHOWER ROOM



White suite of hand basin with mirror fronted medicine cabinet over, WC, sliding door to full width double shower cubicle with tiling, Mira Zest electric unit, window with rail and curtain. Vinyl floor, tiled walls, ladder towel rail/radiator.

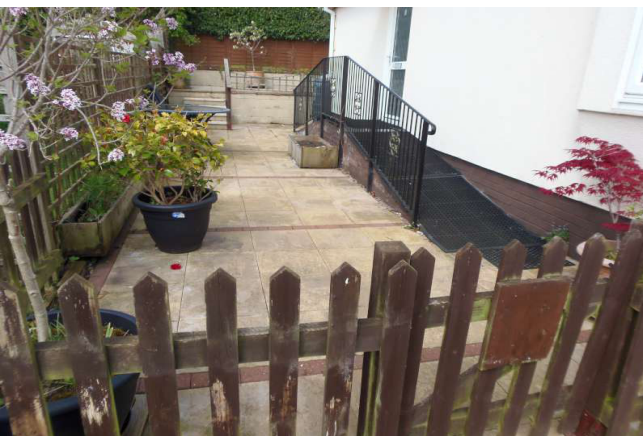
OUTSIDE

From the tarmac cul-de-sac there is a tarmac

CAR PARKING SPACE

Attractive front garden of chippings and shrubs, paved path and picket fence with gate.

SIDE GARDEN



of paving and slope with side wrought iron rails to the front door.

REAR GARDEN which is backed by lap fence and trimmed hedge on two levels of path and steps to full width terrace.

From the front garden a slope leads to the porch door with wrought iron railings to side paved path to north side area with border and steps to bedroom 2 patio doors.

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 a 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. Follow the service road until you reach a wide area, park here and walk on to No 26.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003354

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.