



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In a private position, set back from the service road, on a well-maintained fully residential park home estate with views to open fields. Within walking distance of the town centre and all its amenities.

A 36' x 12' One-Bedroom Park Home with Mains Gas Fire Central Heating, uPVC Double Glazing and Fitted Carpets. Gardens Needing Attention.

**7 LINTON PARK  
BROMYARD  
HR7 4DB**



*Comprising*

Hall, Lounge, Kitchen/Diner, Double Bedroom, Bathroom, Garden Shed, Gardens Front and Rear,  
Views from Rear to Open Fields.

**Offers in the region of £59,950**

## 7 Linton Park, BROMYARD HR7 4DB

### 7 LINTON PARK



is within an attractive superbly maintained park home estate which is fully residential.



It is set well back from the service road in a quiet position with the rear garden running down to the River Frome and having lovely views to open fields. Bromyard, with all its amenities, is within walking distance.

This 36' x 12' park home has gas central heating from a back boiler to radiators, uPVC frame double glazed windows and external doors, fitted carpets or vinyl with the lounge carpet being new.

The home is the ideal subject for further improvement.

There are gardens front and rear with mature trees and being ideal for further landscaping.

The accommodation, with approximate measurements, comprises:-

Part glazed front door to

**HALL** with carpet, central heating thermostat, louvered door to

**AIRING CUPBOARD** with shelving and radiator.

**KITCHEN/DINER (11'7" x 9'7" max. meas.)**



Range of cream fronted cupboards and drawers, space for cooker, space and plumbing for washing machine, work surface with tiled splashback, inset 1.5 bowl sink and mixer tap. Vinyl floor, radiator, extractor, window to front, window to rear with view to open fields, door to

**LOUNGE (11'7" x 10'0")**



New fitted carpet, radiator, brick fireplace with tiled hearth housing the mains gas fire which has a back boiler. Bow window to front, dual aspect corner window and door to side. Cupboard with insulated hot water cylinder.

Off the hall, doors to L-shaped

**DOUBLE BEDROOM (11'11" x 11'7" max. meas.)**



Fitted carpet, wall cupboards and two bed lights, two radiators, bow window to front and



window to rear with view to open fields.

## **BATHROOM**



White suite of panelled bath with tiling, folding glazed screen and electric shower over, WC, hand basin with tiled splashback and medicine cabinet over. Vinyl floor, radiator and window.

## **OUTSIDE**

The home is approached by a concrete path from the park road to the

## **FRONT GARDEN**

This is bounded by a trimmed hedge and mature holly and laurel trees for privacy. Paved patio with two sets of steps to entrance doors, chipping area, mature flowering cherry tree, stone edged border and stone circular feature.

Side path to

## **REAR GARDEN**

This is south facing having views over open fields to treelined hills. It runs down to the River Frome but has a hedge and shrubs on the upper bank.



Large paved patio and concrete frame.

## **GARDEN SHED**

## **SERVICES**

Mains electricity and gas on own meters. 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 (signed). The property is a short way in on the left-hand side, follow the path between numbers 5 and 6.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003373

### 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.