



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Within a select park home estate joining the no-through service road with lovely south facing views from the rear to the open fields of the Frome Valley. Within walking distance of the town centre and all its amenities.

A Deceptive Spacious 45' x 12' Tingdene 'Grove Cottage' Two-Bedroom Superbly Presented Park Home with Lattice Style Double Glazing, Gas Central Heating, Double Parking Space and Attractive Gardens.

**18 LINTON PARK
BROMYARD
HR7 4DB**



Comprising

Hall, 13' Lounge, Kitchen/Diner, Main Bedroom with Full Width Unit, Bedroom 2, Wet Room, Double Parking Space, Decking, Attractive Mature Gardens, Shed.

Offers in the region of £89,000

18 Linton Park, BROMYARD HR7 4DB

18 LINTON PARK



is within an attractive superbly maintained fully residential park home estate. It joins the no-through road in a peaceful position with views from the rear over open fields of the Frome Valley to the distant hills.

Bromyard, with all its amenities and the bus stop for the Hereford service, is within walking distance.

This 45' x 12' Tingdene 'Grove Cottage' park home is superbly presented and includes mains gas fired central heating from a Worcester combi-boiler fitted new in July 2024 to radiators with thermostats, uPVC frame double glazed lattice style windows, uPVC rear door, fitted kitchen, wet room with Mira shower, fitted carpets or vinyl, boarded full length loft (restricted height). The outside of the home was treated with Residex paint in 2022, new uPVC guttering and barge boards in 2023.

Outside there is a double car parking space, garden shed, slope to rear door, attractive gardens with numerous shrubs.

The accommodation, with approximate measurements, comprises:-

Steps from the roadway to the front door with outside light, arch over and side panels.

HALL Fitted carpet, cornice, central heating timer, boiler room with nearly new Worcester gas fired combi-boiler.

KITCHEN/DINER (11'6" x 9'2")



Range of base and wall units with cream fronts of cupboards and drawers, integral Hotpoint electric oven, space for fridge, space and plumbing for washing machine, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring gas hob with extractor over.



Vinyl floor, radiator, inset ceiling lights, cornice, window to front, window to rear with view to open fields and uPVC door to concrete path and slope.

LOUNGE (13'7" x 11'7")



Fitted carpet, two radiators, four wall light fittings, cornice, windows to front and side,



French doors to rear (south) and the decking area with views over the open fields of the Frome Valley.

BEDROOM 1 (11'7" x 7'11" plus entrance)



Fitted carpet, radiator with rail over, cornice, full width white fronted bedroom unit of two wardrobes, drawers, dressing table and cupboard over, windows to side and front.

BEDROOM 2 (8'2" x 7'5")



Fitted carpet, radiator, cornice, built-in wardrobe, shelves, window to rear with view to open field.

WET ROOM (8'1" x 5'6" max. meas.)



of hand basin with tiled splashback, WC and shower area with rail, curtain, tiling and Mira Advance electric shower. Radiator, extractor, cornice and window.

OUTSIDE

Opening from the service road to a



TARMAC DOUBLE CAR PARKING AREA.

THE FRONT GARDEN

This is attractively laid out and mature of chippings with natural stones, hydrangeas, roses and trimmed fir trees. A concrete side path with paling fence and gate to the good-sized south facing

ATTRACTIVE REAR GARDEN



Paved path to concrete slope with brick wall to one side and handrail leads to the rear door and the



decking area from where there are



lovely views over open fields to the distant hills.



Large V-shape chipping area with numerous flowering and ornamental shrubs including hydrangeas and a timber arch with climber. A bank slopes to the River Frome.

CONCRETE FRAME GARDEN SHED

SERVICES

Mains electricity and gas. Drainage and 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. A copy of the park owner's conditions may 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). Follow the service road until you reach number 18 and park in the double space.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003379

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.