



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In a stunning elevated position with panoramic views to the south over the beautiful Frome Valley and Bromyard Downs. On an upper part of Linton Park approached off Linton Lane within walking distance of the town centre and all its amenities.

A 36' x 12' Park Home with Gas Fired Central Heating from a Two-Year Old Combi-Boiler, uPVC Double Glazing, Fitted Carpets or Floor Coverings, Ideal Subject for Improvement.

**63 LINTON PARK
OFF LINTON LANE
BROMYARD
HR7 4DQ**



Comprising

Hall, Dining Kitchen, Lounge, Double Bedroom, Bathroom, Attractive Gardens, Parking on Nearby Car Park.

Offers in the region of £75,000

63 Linton Park, off Linton Lane, BROMYARD HR7 4DQ

63 LINTON PARK is in a stunning position perched well above the main park having panoramic views over the beautiful countryside of the Frome Valley to the distant hills. This part of the park is approached off Linton Lane and comprises just five park homes with a car parking area. It is within walking distance of the town centre, all its amenities, and the bus stop for the Hereford and Worcester services.

This 36' x 12' park home, which is the ideal subject for further improvement, has mains gas fired central heating to radiators from a Worcester combi-boiler which is about two years old, uPVC double glazed windows and external doors, fitted carpets or vinyl floor coverings, uPVC gutters and downpipes.



Each room has windows taking advantage of the panoramic views.

Outside the home is bounded by attractive gardens of patios, chipping area, borders and shrubs. Useful concrete frame garden shed.

The accommodation, with approximate measurements, comprises:-

Steps with wrought iron handrail to front door and

HALL with vinyl floor, radiator, shelf, central heating thermostat and door to

DINING KITCHEN (11'7" x 9'8" max. meas.)



Range of base and wall units of cupboards and drawers, spaces for gas cooker, washing machine and fridge, work surface with inset 1.5 bowl sink and mixer tap.



Vinyl floor, radiator, window to rear,



window to front (south) with panoramic views over the Frome Valley and its rolling fields. Door to

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



with brickette style fireplace surround and tiled hearth housing a living flame coal effect gas fire.



Fitted carpet, radiator, cupboard housing the Worcester gas fired boiler which was fitted about 2 years ago.



Window to rear, door to side garden, corner windows with superb views to Bromyard Downs and open fields.

Doors from the hall to

DOUBLE BEDROOM (11'7" x 10'0") Fitted carpet, radiator, three sets of double doors to built-in wardrobes of hanging rail and shelves with drawers under. South facing window with magnificent views over the Frome Valley and its open fields.

BATHROOM (7'9" x 5'3")



White suite of panelled bath with tiling over, hand basin with tiled splashback, medicine cabinet and shelf over, WC. Vinyl floor, radiator, two shelves and window.

OUTSIDE

The home is approached from the car parking area by a path.

THE GARDENS

To the front there is a triangular shaped attractive chipping garden area with border of shrubs, paved paths and steps to front door.



To the east side there is a paved path, chipping area, border and steps to the side door.



The attractive south facing rear garden has superb views over the River Frome, open fields to distant hills and Bromyard Downs. Paved patio, chipping area, low retaining wall to raised shelf and along the south boundary a border of alpines backed by a low hedge. Outside tap.

To the west side there is a paved path and the concrete frame **SHED**.

SERVICES

Mains electricity and gas. Site drainage and water.

COUNCIL TAX BAND - A

GROUND RENT AND MAINTENANCE CHARGE

We are informed this is £194.47 per month and this 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 turn into Pump Street. At the T-junction, straight over into Tower Hill. At the top of the bank turn left into Linton Lane, proceed down the hill and into the opening on the right opposite another roadway. Park in the designated area and walk along the path to No. 63.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003468

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.