



ESTATE AGENTS

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51 Long Carrant Park
Cheltenham Road
Ashton-Under-Hill
Evesham
WR11 7QP

For Sale

Guide Price £329,950



A LUXURY BEAUTIFULLY PRESENTED STATELY ALBION CARDIGAN COTTAGE STYLE TWO BEDROOM DETACHED PARK HOME SET IN LANDSCAPED GARDEN. SITUATED OFF THE A46 IN THE PARISH OF ASHTON-UNDER-HILL BEING CONVENIENT FOR CHELTENHAM AND THE M5 MOTORWAY, HAVING VIEWS TO BREDON HILL AND OFF ROAD PARKING.

COUNCIL TAX :A

Residential Sales Particulars

51, Long Currant Park, Cheltenham Road, Ashton Under Hill, Nr Evesham, WR11 7QP

Situation

Long Currant Park is a popular setting among similar park homes being an established and licensed park which is near to the village of Ashton-Under-Hill yet conveniently situated for all main centres. This delightful home is set in a good-sized landscaped plot and is approximately 2½ years old and still under warranty and has smoke and gas alarm fitted and many improvements by the present owners with blinds and fabric curtains and plenty of storage. There is a raised terrace to the rear and lovely views to Bredon Hill. The garden has been landscaped and there is visitor's carpark nearby.

The M5 junction 9 is at Tewksbury travelling south to Briston and north to Birmingham, there is a bus service to Evesham and Tewksbury and the village of Ashton-Under-Hill can be a 15' walk to the local public house and St Barabara's Church. There is local school and a cricket ground.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property

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Property Comprises

Steps lead up to

Entrance with half panelled glazed UPVC front door with opaque pattern leaded glazed door with security lock into

Hallway with panelled radiator, power point, coat hooks on rails, ceiling light and light oak doors off

Utility Room measuring approximately 7'5" x 4'10" (2.28m x 1.24m) with rear elevation double glazed window with roller blind, fitted work top surface with drawer and storage cupboard under. Plumbing for automatic washing machine, space for tumble dryer and upright storage cupboard. Wall mounted storage cupboards. Enclosed Ariston LPG boiler, ample multi socket power points, Karndean floor covering and coat hooks on rail. Extractor fan, ceiling light and exposed timber beam, partial ceramic tiled splash back.

Lounge measuring overall approximately 15'4" x 16'3" (4.69m x 4.96m) with UPVC double glazed windows (distant views to Bredon Hill) being dual aspect, with cottage style timber surround with mantle shelf to fireplace with electric wood burning stove inset. Multi socket power points, TV aerial points, panelled radiators and full length glazed double doors leading out to paved terrace. Window blinds. Picture light and ceiling light, exposed ceiling timber. Light oak double doors with glazed panels leading into



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Dining Room measuring approximately 10'1" x 11' (3.07m x 3.35m) maximum with side elevation double glazed window with blind. Panelled radiator, multi socket power points, pendant light, exposed ceiling timbers, being open plan to



Kitchen With front elevation double glazed window with roller blind and internal blind. Ample worktop surfaces with drawers and storage cupboards under, sink unit with mixer tap, fitted dishwasher, fridge and freezer. Built-in microwave fitted oven and grill. 4-burner gas hob top with stainless steel extractor hood over. Display cabinets and wall mounted storage cupboards. Ceiling light of 4 spots and Karndean floor covering. Door from hallway



Inner hall – with wall mounted temperature control for central heating. Doors off to

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Bedroom One measuring approximately 10'3" x 13' (3.13m x 3.96m) with built in furniture, having fitted base level storage drawers and useful dressing table top with window seat and front elevation window with roller blind, with curtains and rail, tie-backs, panelled radiator, ceiling light and exposed timbers, power points.



Dressing Area measuring approximately 6'2" x 3'8" (1.88m x 1.15m) with further fitted range of built-in wardrobe cupboards with shelving and rail, ceiling light and door into

En Suite Shower Room comprising sliding glazed shower screen to walk-in shower with Aqua panel surrounds and plumbed in manual shower with shower heads. Oval porcelain hand wash basin with mixer tap on bench top with storage cupboard under, ceramic splashback and glazed shelf, mirror over. Low flush WC, panelled radiator, towel rail and roller blinds to window. Ceiling light point and ceramic floor covering.



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Bedroom Two measuring approximately 10'4" x 10'3" (3.16m x 3.13m) with built-in wardrobe cupboards, side elevation double glazed window with roller blind, curtain rail, curtains and tie backs. Panelled radiator, fitted dressing table with drawers, wall mirror and exposed ceiling timbers, ceiling light point and power points.



Study measuring approximately 7'4" x 6' (2.25m x 1.82m) with side elevation double glazed window with roller blinds. fitted desktop surface with base level drawers, and multi socket power points. High level shelving, ceiling light point, and master BT socket.



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Shower Room comprising glazed sliding door to walk-in shower with shower head on wall bracket, ceramic tiled surrounds. Low flush WC and upright towel rail / radiator. Further towel rail, panelled radiator, and side elevation window with roller blinds. Exposed ceiling timbers, extractor fan and ceramic floor covering. Oval porcelain sink unit with mixer tap on bench top and storage cupboard under. Fitted wall mirror and accessories. Inset ceiling light, and main central light point. Exposed timber beam and useful airing cupboard with panelled radiator and slatted shelving. Shaver point.



Outside the Property

This park home sits in a good-sized plot with landscaped garden and raised terrace to the rear, with distant views to Bredon Hill. There are laurel hedges and lawned areas, garden store and neat borders, paved walkway around the home, space for bin storage and sitting areas. There are outside power and light points and metal balustrading having glazed in fills and steps to the front door. There is off road parking for two vehicles and a useful tool store.



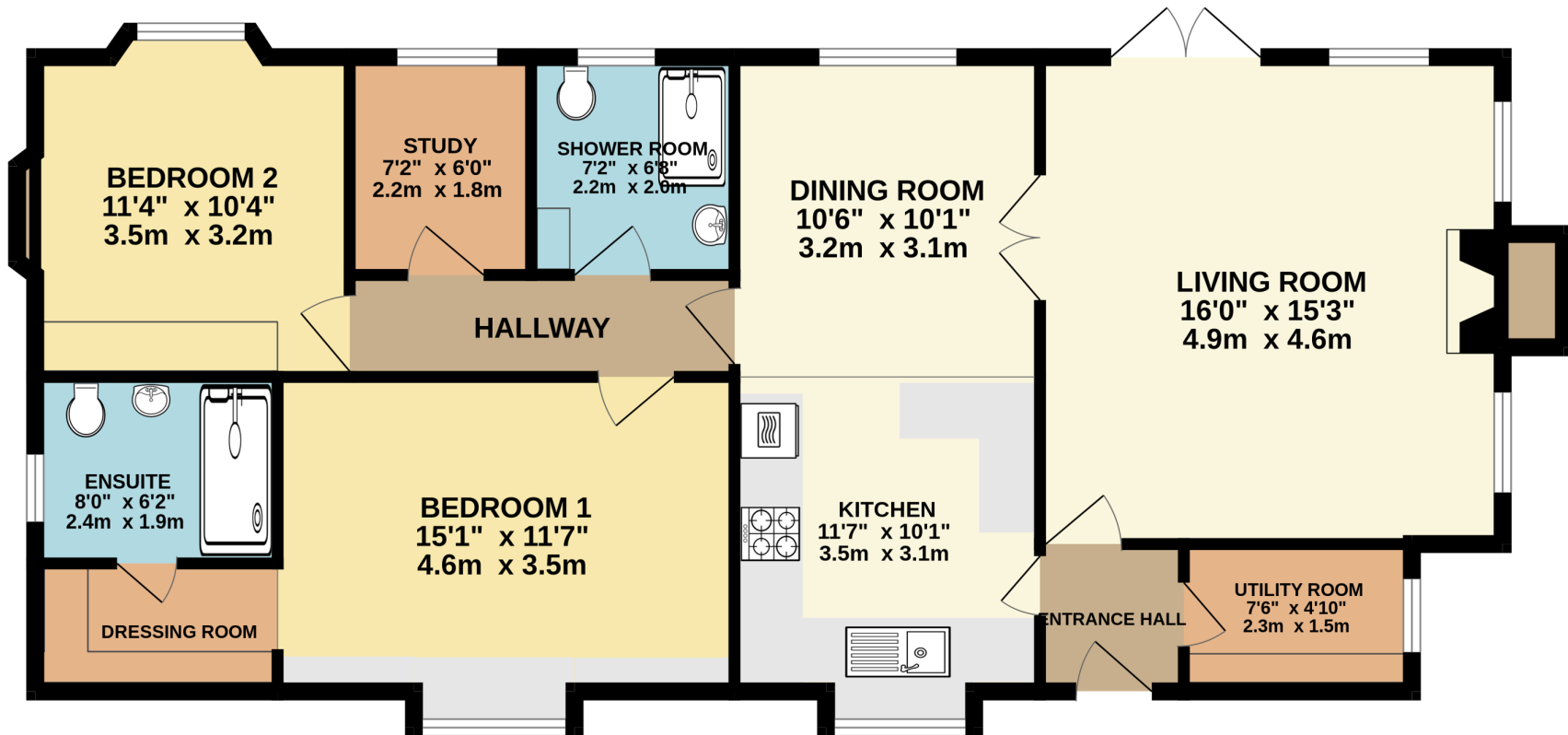
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Services:	Communal LPG tank, mains drainage water and electricity are connected to this property. Telephones and extension points are subject to BT transfer regulations.
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.
Tenure:	The property is Leasehold with 7 years remaining. There is a pitch fee of £232.06pcm. Home insurance £237pa
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Persnore WR10 1PT Telephone 01386 565000
Council Tax:	Band A

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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