BARRY Bufton
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On the attractive lower part of the well-maintained park with views to open fields from the rear. Within walking distance of the town centre, all its amenities, and the bus stop for the Hereford/Worcester service.

A Superbly Maintained and Presented Spacious 38' x 20' Two-Bedroom Park Home Set in Pretty Gardens with a Silvan Backdrop. uPVC Frame Lattice Style Double Glazing, Mains Gas Central Heating and Fitted Carpets.

10 LINTON PARK
BROMYARD
HR7 4DB



Comprising

Hall, L-Shaped Lounge/Dining Room, Fitted Kitchen, Master Bedroom En-Suite with Wardrobes, Second Bedroom with Wardrobes, Shower Room, Car Parking Space, Attractively Laid Out Gardens.

Offers in the region of £119,950

NEW PRICE

10 Linton Park, BROMYARD HR7 4DB

10 LINTON PARK is within the attractive lower part of this well-maintained park. It is within walking distance of Bromyard town centre, all its amenities, and the bus stop for the Hereford/Worcester service. From the front, there are views through to Bromyard Downs and from the rear to open fields of the Frome Valley.

This superbly maintained and presented surprisingly spacious 38' x 20' home has kitchen units fitted approximately 2 years ago, carpets in the lounge and dining rooms fitted about 1 year ago, a Worcester combi gas fired boiler fitted 18 months ago, redecoration throughout and the exterior painted 2 years ago. It also has mains gas central heating to radiators with thermostats and lattice style uPVC frame double glazed windows, patio doors and external doors. Both bedrooms have fitted wardrobe units with both a bathroom and shower room. Outside, the home is surrounded by attractive mature gardens of lawns, borders and patios. There is a car parking space within the boundaries.

The accommodation, with approximate measurements, comprises:-

Steps with wrought iron railings to

INSET and the front door with coloured leaded light.

L-SHAPED HALL Fitted carpet, radiator, two wall lights, central heating thermostat and programmer, cornice, access to roof space, louvered door to cloaks cupboard. Glazed door to

L-SHAPED LOUNGE/DINING ROOM Fitted carpet and cornice.

The Lounge Area (16'6" x 9'7")



Feature moulded timber fireplace surround with tiled inset and hearth, electric log effect fire, two radiators, two wall lights,



window to front and window to side with view through to Bromyard Downs. Wide arch to

The Dining Area (10'1" x 7'10")



Radiator, sliding patio doors to paved balcony with iron railing, door to

KITCHEN (11'3" x 9'8")



Range of base and wall units with grey fronts of cupboards and drawers, integral electric oven, space for fridge and freezer, work surfaces with tiled splashbacks, inset ceramic 1.5 bowl and mixer tap, inset four-ring gas hob with extractor over, peninsular unit with space and plumbing for appliances. Vinyl floor, radiator, extractor, window and part glazed door to side, cornice, door to cupboard with nearly new Worcester combi-boiler and shelving. Door to hall.

BEDROOM 1 EN-SUITE (11'7' max. x 9'6")



Fitted carpet, radiator, six doors to wide white fronted wardrobe unit of hanging rails and shelves, matching five-drawer chest and bedside cabinet. Cornice, window to rear with view to open fields and door to

EN-SUITE BATHROOM White suite of panelled bath with tiling and cupboards over, hand basin with tiled splashback, mirror and shaving light over, WC, vinyl floor, radiator, cornice and window to side.

BEDROOM 2 (8'1" x 8'1" max. meas. excluding wardrobe unit)



Fitted carpet, radiator, bedside cabinets and chest of five drawers, full width cupboards over bed head area, six doors to white fronted wardrobes of hanging rails and shelves. Two wall lights, cornice, window to rear.

SHOWER ROOM



White suite of hand basin set into a vanity unit with tiled splashback, mirror and shaving light over, WC. Glazed sliding doors to shower cubicle with Triton TBO unit. Fitted carpet, ladder style towel rail/radiator, cornice and window to side.

THE GARDENS

These surround the home being attractively laid out and mature with numerous shrubs. To the front, there is a chipping area with firs and paved paths along front to patio doors and side to front door.



To the side of the home, there is a lawn with borders of shrubs leading to the attractive flat rear garden. This has paved paths, shaped brick patio, circular feature, natural stone edged island area of pond and rockery with acer. Chipping area, lawn and borders of shrubs.

CONCRETE FRAME GARDEN SHED AND SUMMERHOUSE



A fence and gate leads to steps down to the River Frome amidst willow trees. To the west side of the home, shaped lawn with borders and steps with iron railings to the kitchen door.



TARMAC CAR PARKING SPACE (There are also visitor spaces close by.)

SERVICES
Mains electricity and gas. Site drainage and mains water.

COUNCIL TAX BAND - A

GROUND RENT AND MAINTENANCE CHARGE
We are informed that this is £200.30 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.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003508

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.