



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated south facing position set well above the park service road with lovely views to open fields of the Frome Valley. Within walking distance of the town centre, all its amenities, and the bus stop for the Hereford service.

A Superbly Presented Spacious Two-Bedroom Park Home with Unusually Large Attractive Gardens. Conservatory, uPVC Frame Double Glazing, Mains Gas Fired Central Heating and Fitted Carpet.

**47 LINTON PARK
BROMYARD
HR7 4DB**



Comprising

16' Lounge, Dining Room, 15' Kitchen, Inner Hall, Conservatory, Master Bedroom with En-Suite and Walk-In Wardrobe, Second Bedroom, Bathroom, Car Parking Space, Good-Sized Gardens.

Offers in the region of £140,000

47 Linton Park, BROMYARD HR7 4DB

47 LINTON PARK is in an elevated south facing position joining a quiet spur well above the park service road.



It has lovely views to the south to the open fields of the Frome Valley and from the side to Bromyard Downs. It is within comfortable walking distance of the town centre, its amenities, and the bus stop for the Hereford/Worcester service.

The home is within the fully residential Linton Park, which is well cared for, it is superbly presented and bounded by unusually large private attractive gardens. It has a conservatory, uPVC frame double glazed windows and external doors, mains gas fired central heating from a combi-boiler to radiators with thermostats, fitted kitchen and fitted carpets. About six years ago the home was re-roofed by a specialist firm, Prestige.

Outside there is a tarmac car parking space, good-sized mature attractively laid out gardens with mature shrubs and trees, patio, lawn, barbeque area and concealed store area with concrete frame shed.

The accommodation, with approximate measurements, comprises:-

Front door, with glazed upper panels, to

L-SHAPED KITCHEN (15'7" x 9'7" max. meas.)



Range of base and wall units with green fronts of cupboards and drawers, spaces and plumbing for washing machine and dishwasher, spaces for other appliances and upright fridge,



integral electric cooker, work surface with tiled style splashback, inset sink with swan neck mixer tap, inset four-ring electric hob, vinyl floor, radiator, extractor, cornice, window to side, doors to decking area and inner hall. Door to cupboard with gas fired boiler and shelving.

LOUNGE (16'2" x 11'1")



Moulded timber fire surround with marble style inset and hearth housing a coal effect electric fire, fitted carpet, radiator, dado rail, cornice, arched inset,



window to side with view through to Bromyard Downs, south facing sliding patio doors to front with views to open fields of the Frome Valley. Opening to a raised balcony with pillars and railings.

Wide arched entrance to

DINING AREA (8'3" x 7'11")



Fitted carpet, radiator, dado rail, cornice, V-shaped window to front with view to open fields, door to kitchen.

A door from the lounge leads to

L-SHAPED INNER HALL Fitted carpet, access to insulated loft space by a pull down wooden ladder, dado rail, cornice, doors to

CONSERVATORY (15'10" x 7'10")



of uPVC frame with floor to ceiling windows, double sliding doors to side and front, oblique box profile roof. Laminate floor and two wall lights. From this room there are lovely views over the side garden through to Bromyard Downs and open fields.

CUPBOARD with hat and coat hooks.

MASTER BEDROOM EN-SUITE AND BUILT-IN WARDROBE (10'2" x 9'7")



Fitted carpet, radiator with shelf over, fitted bedhead with side cupboards and shelf over, fitted dressing table with kneehole, drawers each side and mirror over, corner shelves, window to side.

EN-SUITE



Vanity unit in gloss white of moulded hand basin, WC with concealed cistern, shelf, illuminated mirror and cupboard over. Tiled floor, part tiled walls, ladder style towel rail, glazed sliding door to full width double shower with tiled walls, Triton T80 unit, extractor and window.

BEDROOM 2 (11'7" x 9'7" plus entrance)



Fitted carpet, radiator with shelf over, cornice, bow window to side and window to rear.

WALK-IN WARDROBE of hanging rail, shelves, radiator and fitted carpet.

BATHROOM



Suite in white of panelled bath, vanity unit of cupboards, inset sink, shelf and shaver point, WC. Laminate floor, ladder style towel rail, part tiled walls, medicine cabinet, cornice and window.

OUTSIDE

From the service road, there is a wide entrance to the **TARMAC CAR PARKING SPACE** with paved path to three steps and the front door.

THE GARDENS



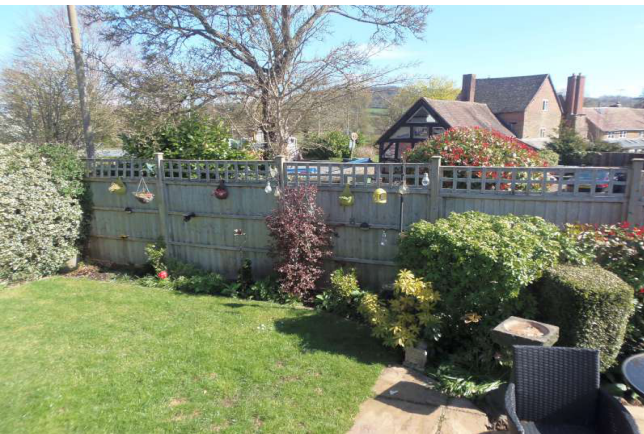
These surround the home are beautifully laid out, mature and unusually large for this park.



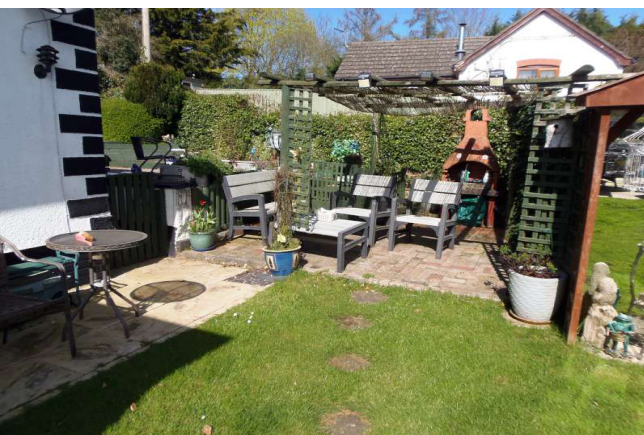
From the parking space, a concrete path with border of trees and shrubs lead to an arch with climber.



Paved path to a chipping area with border of shrubs, fishpond and 'lookalike' well. Steps to conservatory. Wicket gate to large side garden bounded by a lap board fence and hedge. Stone style paved patio with border to rear and wide steps with handrail to conservatory.



Shaped lawn, borders, wide paved path,



brick paved part covered sitting area backed by a barbeque with chimney.



Gate to concealed store area with board fence, concealed frame store shed and store area.

Two gates to the rear path and raised garden area of chippings, backed by a hedge with corner steps to the raised area along the west side of the home having chippings, shrubs and rockery. A paved path leads all around the home.

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 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. BB003486

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.