





Guide Price
£170,000

Located just outside the Herefordshire village of St Leonards surrounded by countryside walks and views this two bedroom over 50's park home has the potential to be renovated throughout. The park home is welcomed to the market offering lounge, dining room and kitchen as well as wrap around gardens, driveway parking and the added benefit of no onward chain. Please note that no dogs or cats are allowed on the site.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator, storage cupboard.

CLOAKROOM

Frosted single glazed window to side aspect. Low level w.c., pedestal wash hand basin, radiator.

LOUNGE

A double aspect room with double glazed windows to front and side aspects. Feature fireplace, two radiators.

DINING ROOM

Glazed window to side aspect. Radiator, Doors to lounge and kitchen, storage cupboard.

KITCHEN

Double glazed window and double glazed door to side aspect. Range of both floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, cooker point, plumbing for automatic washing machine, part tiled walls.

BEDROOM ONE

Window to rear aspect. Radiator, built in wardrobes and drawer units, built in sink with taps.

BEDROOM TWO

Window to rear aspect. Radiator, built in wardrobe and drawer unit.

SHOWER ROOM

Double glazed window. Large tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator.

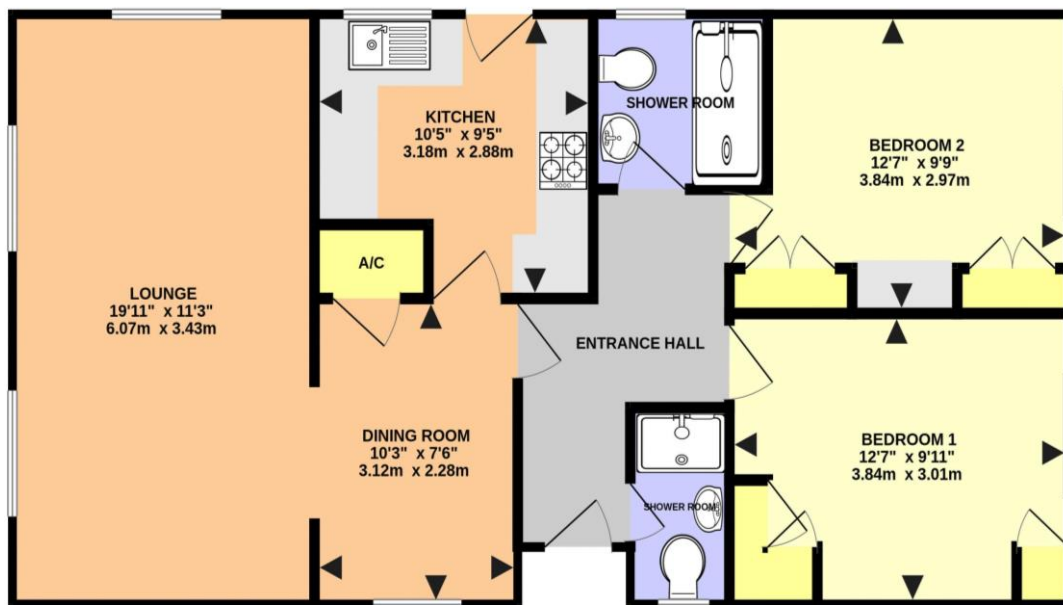
OUTSIDE

PARKING

Paved driveway providing parking for three cars.

GARDENS

Extending to the front, both sides and rear of the property the gardens are made up of a lawn area to the front and side and paved and timber decked area to the rear, outside lighting, two timber storage sheds.



COPPICE FARM PARK, ST LEONARDS HP23 6LG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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