BARRY Bufton
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In a stunning elevated position with panoramic views to the south over the beautiful farmland of the Frome Valley. 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' Two-Bedroom Park Home with Gas Fired Central Heating from a Combi-Boiler, uPVC Double Glazing, Fitted Carpets or Floor Coverings, Fitted Kitchen and Fitted Bedroom Units.

64 LINTON PARK
BROMYARD
HR7 4DQ



Comprising

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

Offers in the region of £69,000

NEW PRICE

64 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 has mains gas fired central heating to radiators with thermostats from a combi-boiler, uPVC double glazed windows and external doors, fitted carpets or vinyl floor coverings, fitted kitchen and bedroom units.

Each room, except bedroom 1, has windows taking advantage of the panoramic views.

Outside the home is bounded by gardens of chippings and former lawn. Useful concrete frame garden shed.

The accommodation, with approximate measurements, comprises:-

Two steps from the path to the part glazed front door and

HALL with vinyl floor, central heating thermostat, louvered door to cupboard with shelves, glazed door to

DINING KITCHEN (11'7" x 9'7")



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



Board style vinyl floor, radiator, extractor, window to front and window to rear with superb view over the fields of the Frome Valley, door to built-in cupboard with shelves and glazed door to

LOUNGE (11'7" x 9'9")



Feature fireplace style surround with stone living flame feature, fitted carpet, radiator, painted panel style walls, door to side garden,



window to front and corner window to side and rear with views to open fields, door to cupboard with gas fired combi-boiler.

From the hall, doors to

BEDROOM 1 (11'7" x 8'0")



Fitted carpet, radiator, two wall lights, cream fronted full width unit of two wardrobes with drawer under each side of a dressing table with light, drawers under and cupboard over. Window to front.

BEDROOM 2/DRESSING ROOM (8'6" x 3'10")



Fitted carpet, radiator, shelves, fitted wardrobe and dressing table to side.



Window to rear with views over the Frome Valley.

BATHROOM



Suite of panelled bath, hand basin and WC. Vinyl floor, radiator and window.

OUTSIDE

The property is approached from the parking area by a shared concrete path with natural stone wall to one side to the steps to the front door.

THE GARDENS

To the front of the home, there is a paved and chipping area with steps to the side door.



To the side and rear there is a chipping path and lawn area having



panoramic views over the open fields of the Frome Valley to distant hills. To the west side of the home, there is a paved path and concrete frame **GARDEN SHED**.

CAR PARKING SPACE

SERVICES
Mains electricity and gas. Site drainage and water.

COUNCIL TAX BAND - A

GROUND RENT AND MAINTENANCE CHARGE
We are informed 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.

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. 64.

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

Ref. BB003487

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.