



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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On the attractive lower part of the well-maintained park with view to field from front and having a silvan backdrop. Within walking distance of the town centre, all its amenities, and the bus stop for the Hereford/Worcester service.

A Spacious 36' x 18' Two-Bedroom Park Home with Mains Gas Central Heating, uPVC Frame Double Glazing, En-Suite and Fitted Carpets.

**33 LINTON PARK
BROMYARD
HR7 4DB**



Comprising

Hall, L-Shaped Lounge/Dining Room, Fitted Kitchen, Master Bedroom En-Suite, Second Bedroom, Bathroom, Car Parking Space, Shed and Gardens.

Offers in the region of £87,500

33 Linton Park, BROMYARD HR7 4DB

33 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 a field and to the rear an attractive bank of natural stone wall, trees and shrubs.

This spacious 36' x 18' home has fitted carpets or vinyl floors, uPVC frame double glazed windows and external doors, mains gas-fired central heating from a combi-boiler to radiators, fitted kitchen, wardrobe units in bedroom one of which is en-suite and a family bathroom. The lounge is a particular feature having four windows, three of which are arched full-height. Outside, there are gardens, patio, decking area, concrete garden shed and a car parking space.

The accommodation, with approximate measurements, comprises:-

Front door, with coloured leaded light, to L-shaped

HALL/PASSAGE Fitted carpet, inset cupboard with glazed shelves and light over, radiator, cornice, access to roof space, door to cloaks cupboard.

Glazed double doors to

LOUNGE (17'0" x 11'0")



Moulded timber fire surround with marble style inset and hearth, fitted carpet, radiator, cornice, two ceiling light fittings, window to front with view through to field, three full-height arched windows each with Venetian blinds and curtains.

Wide arch to

DINING ROOM (9'3" x 6'10")



Fitted carpet, radiator, cornice, light fitting, window to rear with curtains, arch to

KITCHEN (10'11" x 8'0")



Range of base and wall units with cream fronts of cupboards and drawers, integral oven, space with washing machine, work surface with tiled splashback, inset sink with mixer tap, inset four-ring gas hob with pull-out hood and extractor over. Vinyl floor, radiator, cornice, spotlight track, wide window to side with Roman blind, door to rear with Roman blind. Door to cupboard with Worcester gas-fired combi-boiler, door to cupboard with shelves.

From the passage, doors to

BEDROOM 1 EN-SUITE (11'4" x 9'5")



Fitted carpet, full-width base unit of chest of three drawers, window seat, dressing table with kneehole and chest of three drawers, mirror over. Wall light, cornice, light fitting, radiator, two windows with Venetian blinds and curtains, door to

WALK-IN WARDROBE with carpet, shelves and hanging rails, radiator.

EN-SUITE



of corner basin with mirror over, WC, glazed door to tiled shower cubicle. Vinyl floor, extractor, cornice, window with Roman blind.

BEDROOM 2 (9'5" x 8'6")



Built-in unit of dressing table with drawers and mirror over, two cupboards with shelves and bedside cabinet. Fitted carpet, radiator, cornice, light fitting, window to front with Venetian blinds and curtains, view to open field.

BATHROOM White suite of panelled bath with tiling over, hand basin with tiled splashback and mirror over, WC. Vinyl floor, radiator, cornice, extractor, window with Roman blind.

OUTSIDE

Concrete path to three steps and front door, chipping area with shrubs.



To the side, there are stepping stones to a paved patio and garden area with board fence and natural stone wall.



To the rear, there are three steps to kitchen door and to the side a decking area. Steps, with rail, to paved path and chippings.

The rear is bounded by a natural stone retaining wall and bank of trees and shrubs. To the east side there is a path and chippings.

CONCRETE FRAME GARDEN SHED

and

TARMAC CAR PARKING SPACE

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. BB003509

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.