



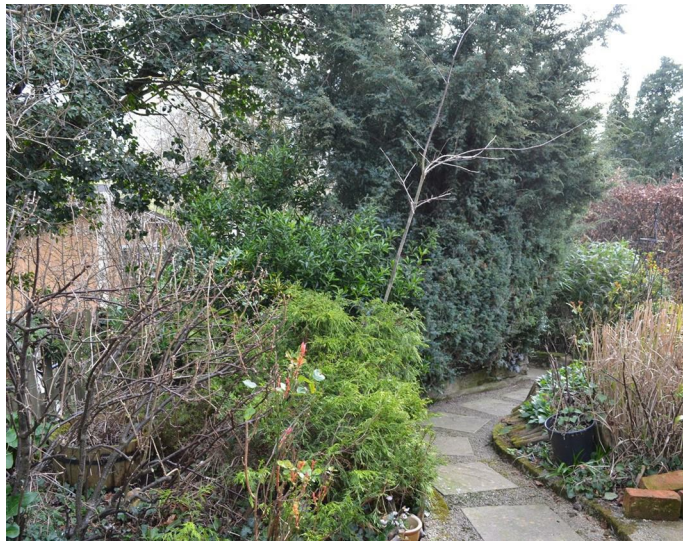
6 Meadow Bank Park, Hamnish, Herefordshire HR6 0QN. £80,000

**6 Meadow Bank Park
Hamnish
Herefordshire
HR6 0QN**

£80,000

PROPERTY FEATURES

- Park Home
- 2 Bedrooms
- Large Lounge/dining Room
- Modern Fitted Kitchen
- Double Glazed
- LPG Gas Central Heating
- Pleasant Rear Garden
- Parking For 2 Vehicles



To view call 01568 616666



JonathanWright
estate agents



Situated on a pleasant residential site a detached park home offering LPG gas fired centrally heated and double glazed living accommodation to include a reception hall, large lounge/dining room, kitchen, 2 bedrooms, modern fitted shower room and outside pretty landscaped gardens, parking for 2 motor vehicles all standing in pleasant parkland with open countryside walks surrounding the park.

The property is offered for sale with no-ongoing chain and viewing strictly by appointment with the selling agents. Full particulars of 6 Meadow Bank Park, Hamish are now as follows:

The property is a detached park home offering comfortable accommodation. A double glazed entrance door opens into a reception hall having a ceiling light and a doorway leading through into the lounge/dining room. The lovely light lounge/dining room has several double glazed windows, roof lighting, plenty of power points, TV aerial point, 2 double panelled radiators, various nooks and crannies and shelving. The lighting is controlled via a dimmer switch with ceiling light, spotlighting and a room thermostat. From the lounge/dining room a door leads through into the kitchen being well fitted with units and includes an inset stainless steel, single drainer sink unit, additional working surfaces with base unit of cupboards and drawers under. There is tiling to splashbacks, eye-level cupboards, 2 double glazed windows, one to the rear and one to the side, ceiling light, double panelled radiator, space and plumbing for a washing machine and also a planned space for a cooker. There is a wall mounted Worcester LPG gas fired combination boiler. (The washing machine, cooker and also an upright fridge/freezer are all included). Bedroom one has a double glazed window to

front, ceiling light, panelled radiator, power points, built-in bedroom furniture to include wardrobe and top boxes over. The measurements of bedroom two goes to the front of a built-in double wardrobe unit. Bedroom two has a double glazed window to the side, panelled radiator, ceiling light and power points. From the reception hall a door opens into the shower room having a modern suite of a corner shower cubicle, Mira electric shower over, pedestal wash hand basin to side, electric heated towel rail and a low flush W.C. There is an opaque double glazed window to the front, double panelled radiator, ceiling light and a door opening into an airing cupboard/toiletries cupboard.

OUTSIDE.

The property is approached to the front across its own gravelled driveway with parking for 2 motor vehicles. There is beech hedging and a pathway leading through a wrought iron gate into the pretty rear garden.

REAR GARDEN.

The rear garden has a covered veranda forming a very pretty sitting area, various footpaths, trees plants and shrubs, beech hedging and space and base for a garden shed. The gardens are an important feature of this present property and have been created by the present owner.

SERVICES.

There is a ground rent of £100.00 paid monthly to include water and drainage. Electricity and the LPG gas is the responsibility of the home owners. Council Tax Band. Band A.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room

7.24m x 3.45m (max) (23'9" x 11'4" (max))

Kitchen

2.13m x 2.21m (7' x 7'3")

Bedroom One

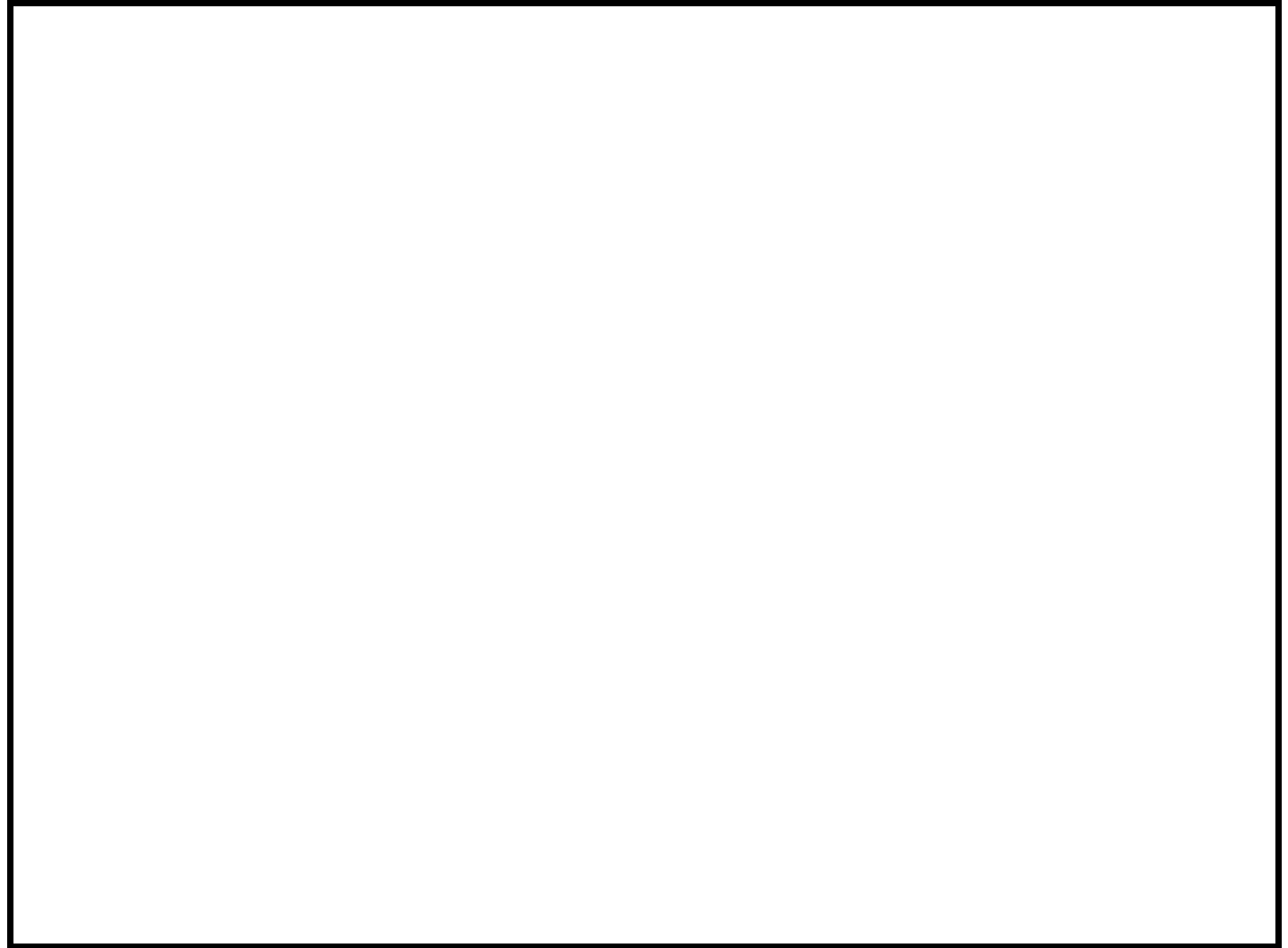
2.90m x 2.62m (9'6" x 8'7")

Bedroom Two

2.44m x 2.36m (8' x 7'9")

Shower Room

Rear gardens



PROPERTY INFORMATION

Council Tax Band - A

Property Tenure - Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.