



Lake View Malvern View, Upton-Upon-Severn, WR6 5UB

£82,750

We are delighted to present this beautiful two bedroom park home, nestled in the heart of the picturesque Herefordshire countryside. This stunning property boasts breathtaking views, open plan living, and excellent access to the surrounding countryside, making it the perfect retreat for nature lovers and those seeking a peaceful lifestyle.

The park home is situated in a short drive away from the local market town of Bromyard and only a twenty five minute drive to the exciting city of Worcester.

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Kitchen/Living Room 34'3 x 7'8 (10.44m x 2.34m)

Carpet, wood laminate flooring, range of eye level and ground level units, pendent ceiling lights, spot lights, French doors to decking, wash hand basin, single oven, gas hobs, space for fridge freezer, microwave, dishwasher. double panelled radiators, electric fire. Kitchen comes complete with all table ware, cookware, ovenware and the like, all electrical appliances microwave, toaster, new air fryer, new dining table. Lounge has had all stock furniture replaced, new L shaped suite with electric reclining seats, reclining arm chair, new sideboard, TV is included as is free Wi-Fi equipment.

Study 9'4 x 7'8 (2.84m x 2.34m)

Carpet, double glazed window to side aspect, French doors to decking.

Utility 8'3 x 3'10 (2.51m x 1.17m)

Wood laminate flooring, wash hand basin, built-in storage, washing/drying machine, range of eye level units.

Internal Hall

A carpeted internal hall leading to bedrooms and bathroom.

Bedroom One 16'5 x 12'10 (5.00m x 3.91m)

Carpet, pendent ceiling lights, double glazed windows to rear and side aspect, double panelled radiator, built-in storage, fitted wardrobes, super king bed, bedside cabinet, dresser, TV included, patio doors to rear decking with East facing view of Malvern Hills and morning Idyllic Sunset, Ensuite with shower.

En-Suite

Wood laminate flooring, pendent ceiling light, wash hand basin, WC, walk-in shower, double glazed window to rear aspect.

Bedroom Two 8'10 x 7'8 (2.69m x 2.34m)

Carpet, double glazed window to side aspect, double panelled radiator, built-in storage, spot lights, two single beds and fitted wardrobes.

Bathroom

Wood laminate flooring, wash hand basin, WC, bath, vanity mirror, double glazed window to side aspect.

Outside

Decking is located along all frontage & side comes complete with Dinning Table & 6 Chairs, Sofa & Arm

Chairs, (excludes BBQ, Patio heater and Bistro Set). Storage box is included.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Leasehold

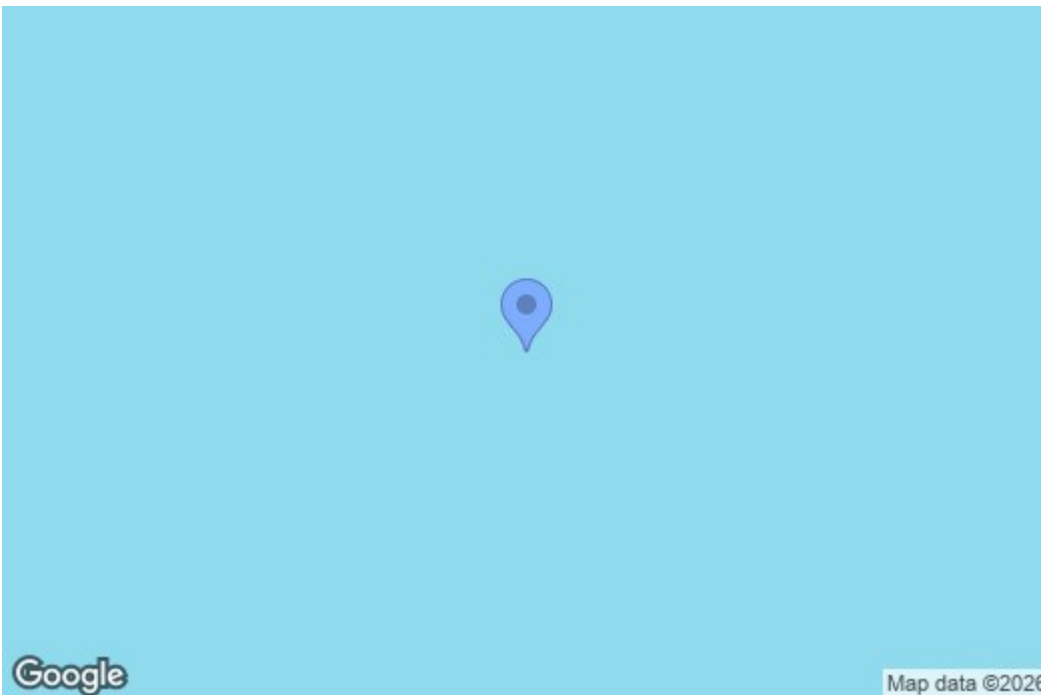
Our client advises us that the property is Leasehold on a 25 year Lease commencing in 2017. We understand that there is an annual ground rent of £600. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

Agents Note

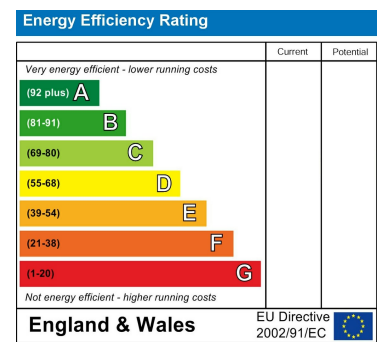
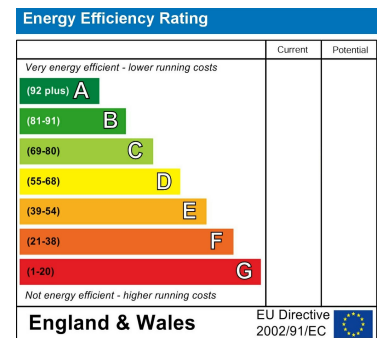
Please be aware this property is a Holiday Home on a 12-month season.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.