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## GREEN CRIZE PARK

## £259,500



| ENTRANCE HALL | LIVING ROOM | KITCHEN DINER | TWO BEDROOMS | EN-SUITE |  
| SHOWER ROOM | PARKING | GARDENS |

### PLOT 15, GREEN CRIZE PARK, GREEN CRIZE, HEREFORD, HR2 8AB

- Brand-new park home
- Two bedrooms
- Beautifully finished accommodation
- Executive site with countryside views
- Detached unit - 42' x 20'
- Two bathrooms
- Parking & garden
- S/E of city with amenities within 1 mile



**Build date – 2022****Size – 42' x 20'**

**Description** - A brand-new Stately Albion Chartwell park home measuring 42' x 20' (12.80m x 6.90m) perfect for those looking to downsize to a bungalow-style property. The home features a modern, spacious kitchen dining room with integrated appliances, leading to a comfortable living room with a feature fireplace. There are two double bedrooms (an en-suite shower room and walk-in wardrobe to the master), and a family shower room. Outside the property is a wrap-around garden plus driveway parking for two cars

**Location** - A stunning development which is being transformed by the new owners. The unique location perfectly balances peace of the countryside whilst still being within 1 mile of the range of amenities found at Holme Lacy Road. Hereford city centre is just 2 miles away and there is a bus stop directly at the park entrance. This residential development is exclusive for the over 45s and is pet friendly, allowing 2 pets per home.

**Accommodation** – in detail the property comprises:

**Entrance Hall** with composite front door, double door storage cupboard, loft hatch to roof space, power point, radiator, doors to living room, bedrooms and shower room, fitted carpet flooring.

**Living Room** 19'1" x 10'8" (5.81m x 3.25m) with dual aspect double-glazed windows, feature fireplace, TV aerial point, power points, radiator, vaulted ceiling, double doors to kitchen diner, fitted carpet flooring.

**Kitchen Diner** 19'1" x 10'4" (5.81m x 3.15m) with double-glazed panel doors, dual aspect double-glazed windows, range of fitted units and drawers under work surface, inset 1½ bowl sink with drainer, electric oven with LPG hob and extractor over, integrated fridge-freezer, dishwasher, washing machine, tumble dryer, microwave and coffee machine, power points, radiators, vaulted ceiling, wood-effect flooring.

**Bedroom 1** 9'5" x 8'3" (2.87m x 2.51m) with double-glazed bay window having deep sills, power points, radiator, doors to walk-in wardrobe and en-suite shower room, TV aerial point, fitted carpet flooring.

**En-Suite** 9'2" x 4'5" (2.79m x 1.35m) with double-glazed frosted windows, walk-in shower unit with mixer shower over, vanity hand wash basin unit, WC, heated towel rail, radiator, shaver point, tile flooring.

**Bedroom 2** 9'3" x 9'9" (2.82m x 2.97m) with double-glazed window, built-in wardrobe, power points, radiator, TV aerial point, fitted carpet flooring.

**Shower Room** 5'5" x 7'4" (1.65m x 2.24m) with double-glazed frosted windows, walk-in shower unit with mains mixer shower over, vanity hand wash basin unit, WC, radiator, tile flooring.

**Outside** – there is raised decking to the front of the property and a wrap-around garden together with **parking for two cars**, an outside tap, lights and power point.

**SERVICES** Mains electricity, mains water and mains drainage are connected to the property. There is LPG central heating. There is no gas.

**AGENT'S NOTE** None of the appliances or services mentioned in these particulars have been tested.

**COUNCIL TAX BAND** A.

The **Ground Rent** is £175.00 per calendar month.



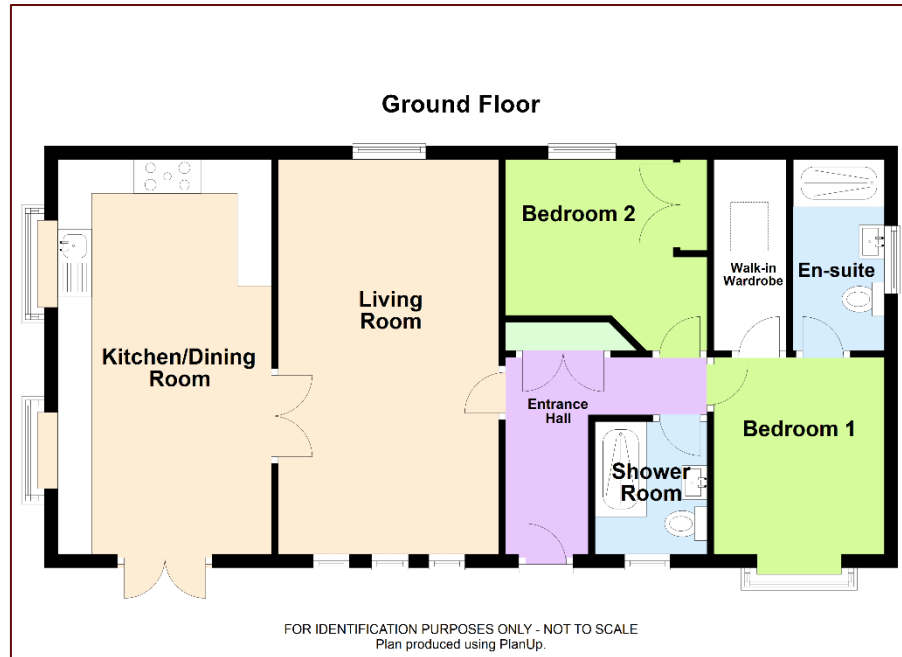


**To arrange a viewing or for more information please contact:**  
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01432 266775



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QR CODE**

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**Route Directions** - the property is best approached by leaving the city centre in a southerly direction over Greyfriars Bridge and at the Asda roundabout take the first exit onto the Ross Road. At the Broadleys traffic lights turn left onto Holme Lacy Road and proceed to the mini roundabout. Take the third exit onto Hoarwithy Road and proceed along here for 2 miles where the road turns into Green Crize. The site will then be located on your right-hand side with the property indicated by the Andrew Morris for sale board.

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HAM 4527

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