



## 8 Wyelands Park, Lower Lydbrook, GL17 9NX

£180,000 Leasehold

Omar "Newmarket" Park Home • Two Double Bedrooms • Open-Plan Living Area • Kitchen • Bathroom and En-Suite Shower Room • Garden and Off Road Parking



8 Broad Street, Ross-on-Wye, Herefordshire, HR9 7EA  
Tel: 01989 763553 Email: [rossonwye@bidmeadcook.co.uk](mailto:rossonwye@bidmeadcook.co.uk)  
[www.bidmeadcook.co.uk](http://www.bidmeadcook.co.uk)

A beautifully presented Omar "Newmarket" park home situated in a pleasant position close to the River Wye and benefitting two double bedrooms, open-plan living space, off road parking and garden. The accommodation comprises an entrance area, open-plan dining room leading through to the lounge and kitchen. The kitchen includes an integrated fridge/freezer, oven, separate gas hob, washing machine and dishwasher. Inner hallway, bathroom having a three piece white suite, two double bedrooms (the master bedroom having a dressing area and ensuite shower room). To the outside, at the front of the property steps lead up to a blocked-paved pathway leading to the side and rear with flower borders and rockery area. To the front is a raised, block-paved garden with steps up to a further terraced, raised garden area. Further benefitting an allocated parking space.



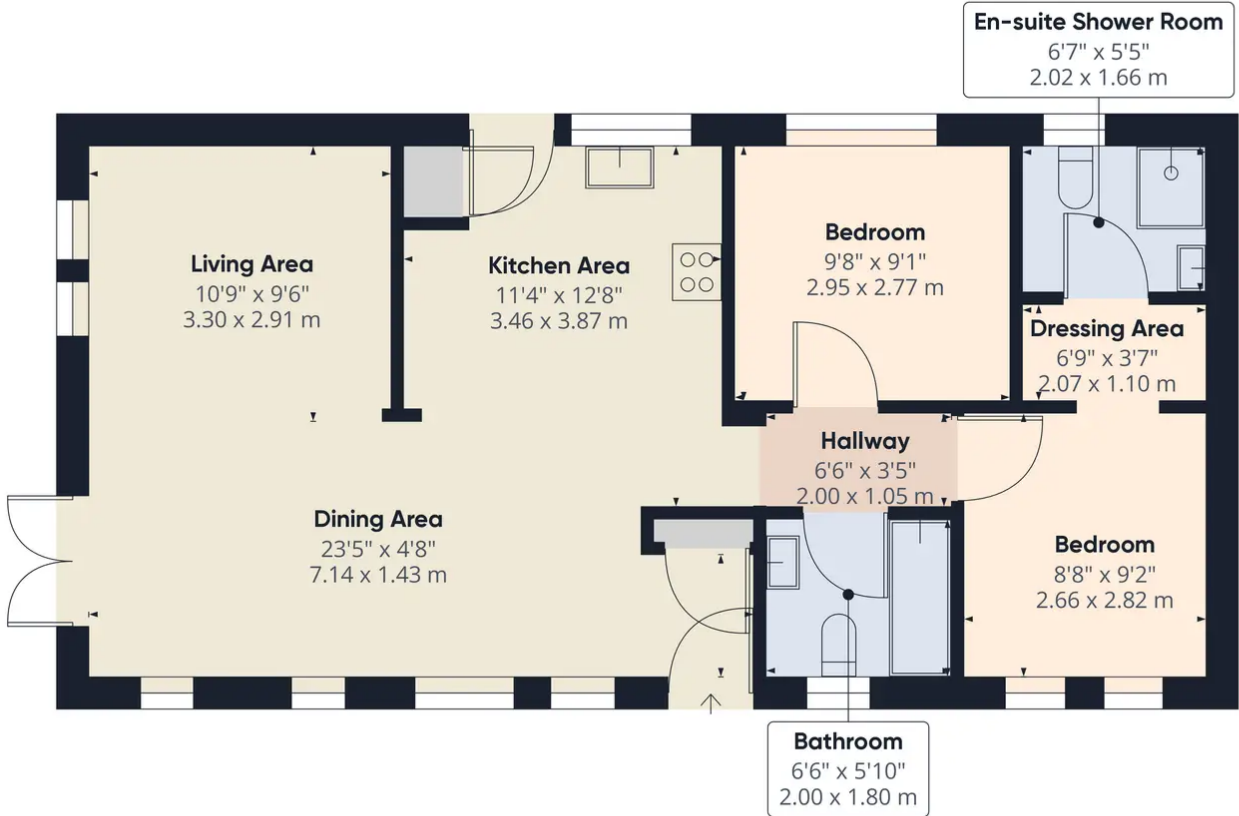
Council Tax band: A

Tenure: Leasehold

EPC: N/A

Agents Note: We are advised this property is Leasehold. A perpetual lease, the Ground Rent is currently £149.52 per month. The Ground Rent is reviewed annually, during October. No Service Charges.





Approximate total area<sup>(1)</sup>  
732 ft<sup>2</sup>  
68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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