



## 57 Three Counties Park Upper Pendock, WR13 6JW

The Three Counties Park is located in a lovely rural situation, betwixt Malvern, Ledbury and Tewkesbury, with easy access to the M50 motorway. There is an over 50's age restriction on this development. Denny & Salmond are offering for sale this 40x20 Prestige Reprise Park Home. The property itself comprises of two double bedrooms, ensuite shower room and a walk-in wardrobe to the master bedroom. There is a spacious living room, dining room and fitted kitchen with utility area, main bathroom and study/storage room. The property further benefits from gas fired central heating, gardens and off-road parking for two cars along with views over open countryside.

**£185,000**

# 57 Three Counties Park

Upper Pendock, WR13 6JW



## Discription

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## Entrance Hall

Part glazed door opens in to the Entrance Hall, with doors off to all rooms, radiator and coving to ceiling.

## Living Room

16'0" x 10'6" (4.9m x 3.21m)

A spacious and light room with double glazed windows to the front and side aspects. Coving to ceiling, electric fire with surround and hearth, two radiators and opening to the Dining Room.

## Dining Room

9'4" x 8'4" (2.85m x 2.55m)

Double glazed window to the front aspect, coving to ceiling, radiator and double doors open to the Fitted Kitchen.

## Fitted Kitchen

8'11" x 8'4" (2.73m x 2.55m)

Comprehensively fitted with a range of cream eye and base level cupboards with working surfaces and tiled splashback. Single electric oven, four ring gas hob with extractor above. Stainless steel sink unit with drainer and swan neck mixer tap, integrated fridge freezer and space and plumbing for a dishwasher. Coving and spotlights to ceiling, double glazed window to the side aspect. Opening to the Utility.

## Utility Room

8'3" x 5'11" (2.54m x 1.82m)

Fitted with eye and base level cupboards with working surfaces and tiled splashback. Space and plumbing for washing machine, door to Entrance Hall and part glazed door to the side aspect. Two radiators, coving to ceiling and door to a cupboard housing "Potterton" combination gas boiler.

## Office

6'2" x 4'0" (1.9m x 1.22m)

With radiator, coving to ceiling and double glazed window to the side aspect.

## Bedroom One

9'4" x 8'4" (2.85m x 2.55m)

Double glazed window to the side aspect. Radiator, door to En-Suite Shower Room and door to the walk-in Wardrobe.

## Walk-In Wardrobe

5'4" x 4'1" (1.65m x 1.25m)

Fitted with hanging rails, shelving and coving to ceiling.

## En-Suite Shower Room

5'5" x 4'11" (1.66m x 1.5m)

Fitted with a corner shower cubicle with glazed door and tiled walls. Vanity unit with sink inset, tiled splashback, cupboards below and mirror fronted medicine cabinet above. Low flush WC, radiator and extractor and coving to ceiling. Obscured double glazed window to the rear aspect.

## Bedroom Two

8'4" x 8'3" (2.55m x 2.54m)

Fitted wardrobes, radiator and coving to ceiling. Double glazed window to the side aspect providing views towards open countryside.

## Bathroom

6'2" x 5'6" (1.9m x 1.7m)

Fitted with a white suite, comprising of a panelled bath with mixer tap, shower over. glazed screen and tiled walling. Vanity unit with sink inset, tiled splashback, cupboards below and mirror fronted medicine cabinet above. Low flush WC, "ladder" style radiator, coving and extractor to ceiling and obscured double glazed window to the side aspect.

## Outside

The property benefits from allocated off-road parking for two cars with an attractive patio area enjoying views over adjoining farmland. A further lawned garden is located on the opposite side of the plot.

## Agents Note

Our client advises us that the property has a monthly service charge of £219.58 payable to the site owner as of 1st April.

We are further advised that this is a site suitable for occupants over 50 years of age.

A copy of the park rules are available upon request.

## Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Directions

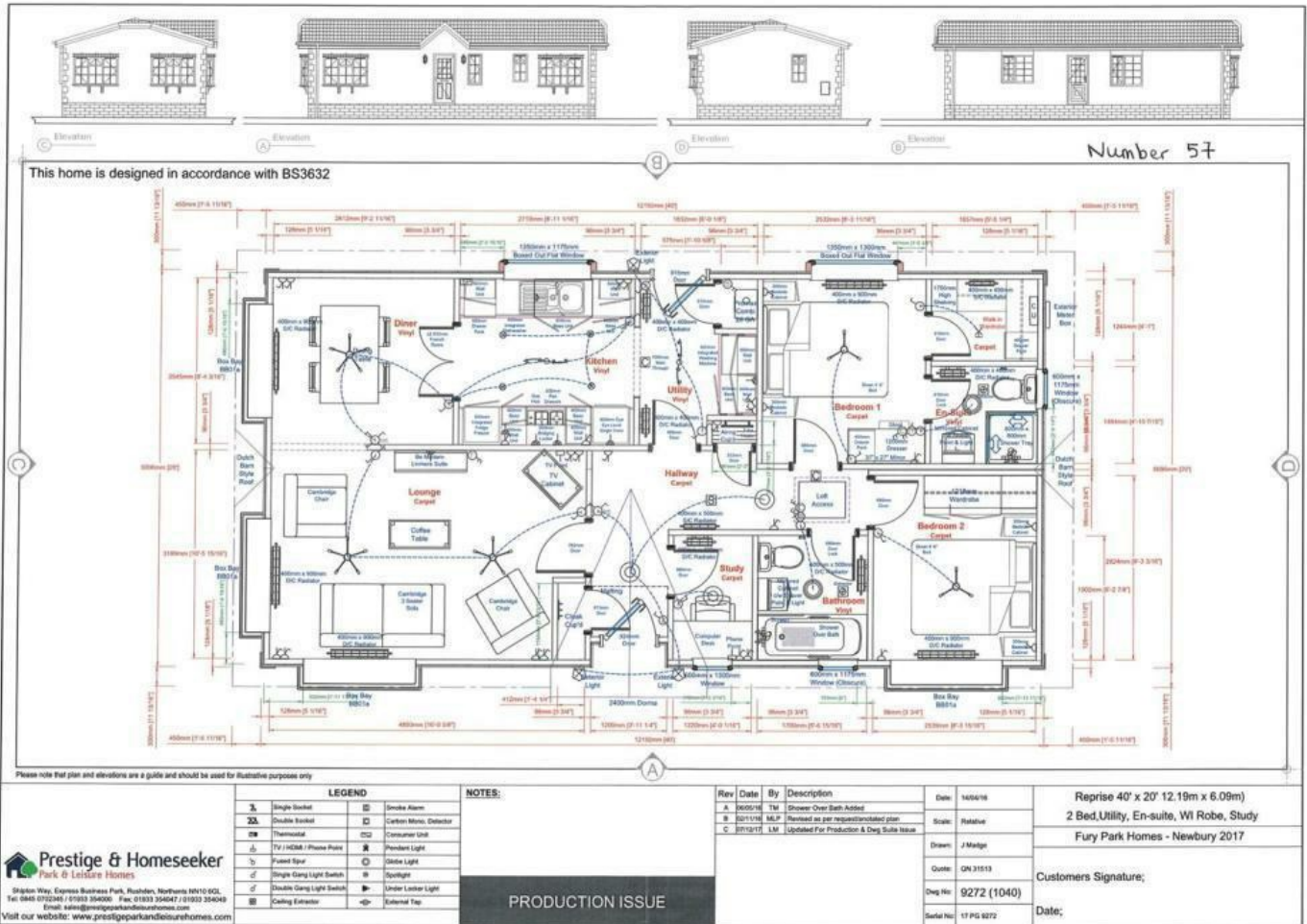
From the office's of Denny & Salmond in Malvern, proceed out of town on the Wells Road. At Little Malvern turn left for Welland. At the staggered cross roads turn right onto the B4208 and proceed through Castle Morton and Birtsmorton Common. Turn Left at the garage onto the A438 sign posted for Tewkesbury. After 2 miles the site will be located on the right hand side.







# Floor Plan



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.