



**Norton Park Barn Farm Tewkesbury Road, Norton GL2 9LH**

**£115,000**





## Norton Park Barn Farm Tewkesbury Road, Norton GL2 9LH

- No onward chain
- Two bedroom park lodge
- Popular village location
- Private and enclosed wrap around garden
- Well presented throughout
- Off road parking and guest parking



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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www.naylorpowell.com

**£115,000**

### Accommodation

Stepping insider you are greeted by a spacious living dining area which benefits from French doors that open onto an outside terraced area. The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer and electric oven with four ring electric hob with extractor over. The home further comprises bathroom and two bedroom with the master bedroom benefiting from built in wardrobe and double bed whilst the second offers built in storage and two single beds. Both with windows overlooking the garden. The bathroom is a stylish suite comprising WC, wash hand basin and bath with shower over.

### Outside

To the front, the property benefits from a pebbled driveway providing parking for two vehicles. Accessed via the gate, the recently landscaped garden is low maintenance and offers a combination of artificial lawned, pebbled and patio areas. Barn Farm also offers guest parking on the development.

### Location

The village of Norton is conveniently located between both the Cathedral city of Gloucester, approximately 4 miles away, and the Regency Spa town of Cheltenham, which can be found approximately 7 miles away. Offering a fantastic range of transport links, sports, and shopping facilities. The New Dawn Inn is a restaurant within close proximity that provides an array of entertainment and events over the year that has become a sought-after place to eat. Norton C of E Primary School is within walking distance, and there are a variety of Private, Grammar, and Comprehensive schools in nearby Tewkesbury, Gloucester, and Cheltenham.

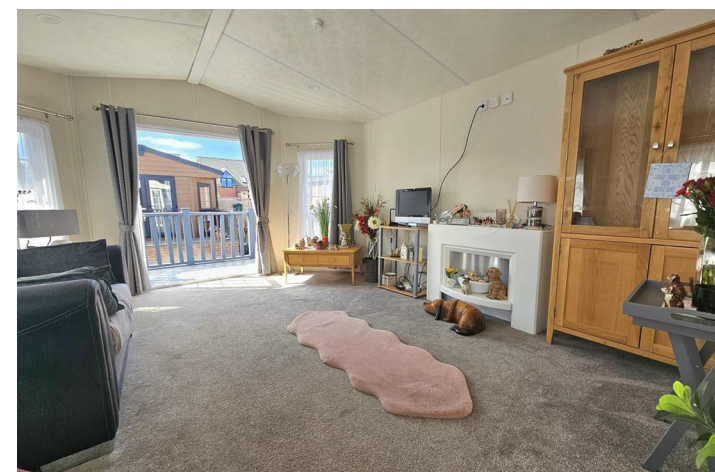
### Material Information

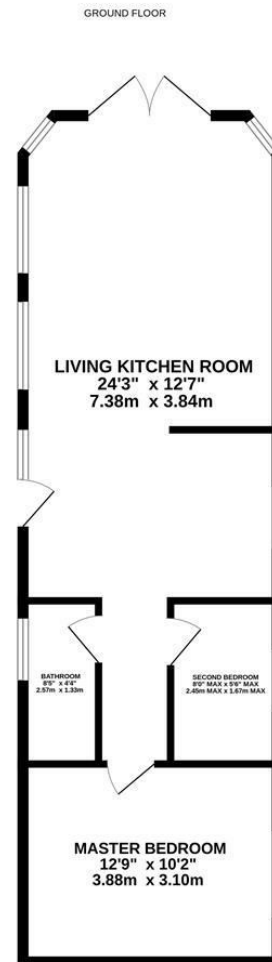
10 year lease starting 2023

Ground rent £355 per month - Water usage, septic tank and household waste removal, council tax and TV licence

Heating is bottled gas

Electricity is on a card meter, pay as you go.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

