



6 Odessa Park Gloucester Road
Tewkesbury GL20 7DA



STEVE GOOCH
ESTATE AGENTS | EST 1985

£185,000

A BEAUTIFULLY PRESENTED THREE BEDROOM RESIDENTIAL DETACHED PARK HOME (48' x 20) for the OVER 50's, having MASTER EN-SUITE, PLEASANT ENCLOSED GARDENS, BLOCK PAVED DRIVEWAY in a SOUGHT AFTER LOCATION with GOOD ACCESS to TEWKESBURY, CHELTENHAM and GLOUCESTER with VIEWS TO THE MALVERN HILLS.

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.





Enter the property via side aspect UPVC double glazed door into:

ENTRANCE HALL

Single radiator, telephone point, thermostat control, door to airing cupboard.

LOUNGE / DINER

17'8 x 19'3 (5.38m x 5.87m)

Feature fireplace, TV point, three double radiators, two front aspect bay windows, two side aspect windows, further full length window. Opening through to:

KITCHEN

13'3 x 7'3 (4.04m x 2.21m)

A range of base and wall mounted units, laminated worktops and tiled splashbacks, laminate flooring, integral fridge/freezer, integral double oven and four ring gas hob with extractor fan over, one and a half bowl single mixer with tap above, plumbing for washing machine, plumbing for dishwasher, door to cupboard housing the Vailant gas-fired combi boiler supplying the hot water and central heating, double radiator, telephone point, half glazed door to the gardens, side aspect window.

BEDROOM 1

13'3 x 9'2 (4.04m x 2.79m)

Built-in double wardrobes, single radiator, wall light fittings, side aspect UPVC double glazed window, space for king size bed, TV point, power points, loft access (part boarded and insulated).

EN-SUITE

7 x 6'10 (2.13m x 2.08m)

White suite comprising of low-level WC, tiled splash back with mixer tap above, vanity wash hand basin unit, single radiator, walk-in double shower cubicle with Mira Sport shower access via sliding glazed screen, extractor fan, side aspect UPVC double glazed frosted window.

BEDROOM 2

12'1 x 10'4 (3.68m x 3.15m)

Built-in double wardrobes, power points, TV point, single radiator, front aspect UPVC double glazed window.

BEDROOM 3 / OFFICE

7'10 x 6'7 (2.39m x 2.01m)

Currently used as a hobby room, wash basin, single radiator, storage, side aspect double glazed UPVC window.

SHOWER ROOM

6'7 x 5'1 (2.01m x 1.55m)

Single shower cubicle accessed via glazed screen with Mira Sport shower, tiled splashbacks, built-in WC, vanity wash hand basin with cupboard below, chrome heated towel rail, extractor fan, shaver point, side aspect frosted window.

OUTSIDE

To the front of the property, there is a crazy paved pathway with gravelled borders. The crazy paved pathway continues to the left hand side of the property. To the right of the property, there is a block paved driveway providing off road parking for three vehicles.

The rear gardens comprise of a bin storage area, crazy paved seating area, gravelled area housing metal workshop with electric lighting and power sockets, second metal garden shed, lawned areas, gravelled seating areas to either side of the property, all enclosed by wood panelled fencing and hedging, outside lighting.

AGENTS NOTE

The property is available for over 50's only.

There is a ground rent charge of £152 per month.

SERVICES

Mains water, drainage, gas and electricity.

WATER RATES

Severn Trent - to be advised.

TENURE

Leasehold in Perpetuity.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

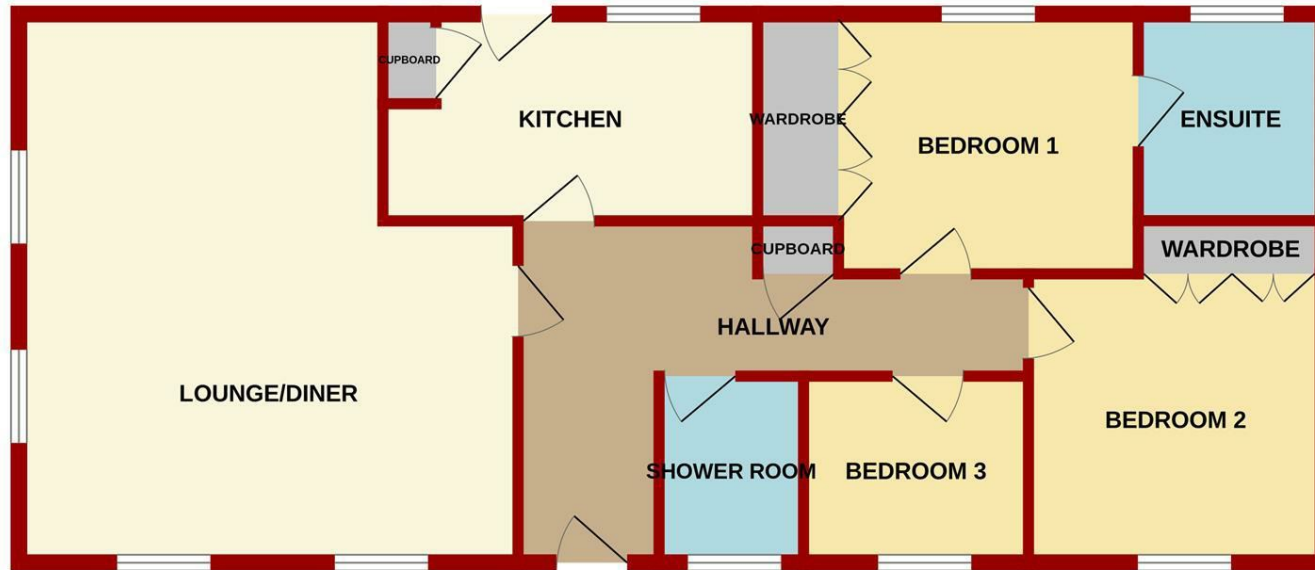
The site is located on the A38 heading south from Tewkesbury towards Gloucester. From the A38 turn left where it is signposted Bishops Cleeve at the crossroads and the golf course and driving range by where the Odessa Inn is and turn left. The park can be found on the left hand side.

PROPERTY SURVEYS

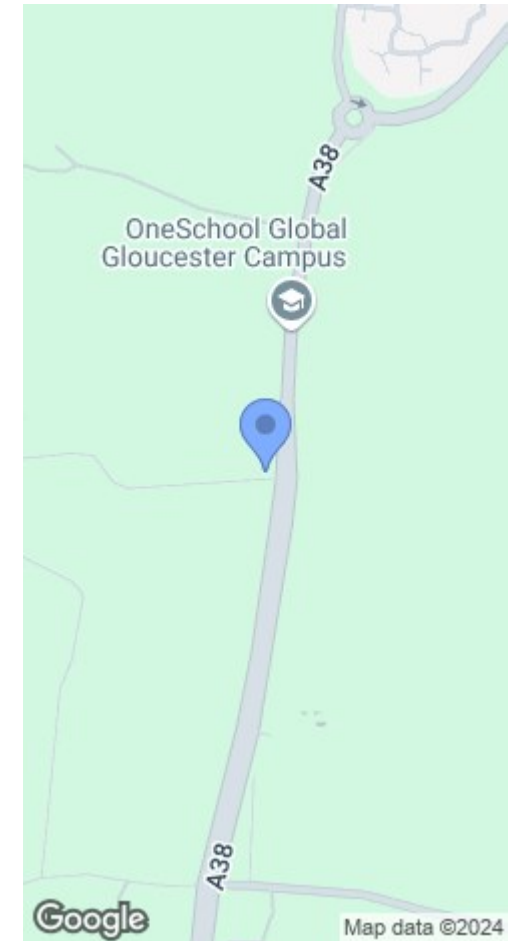
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys