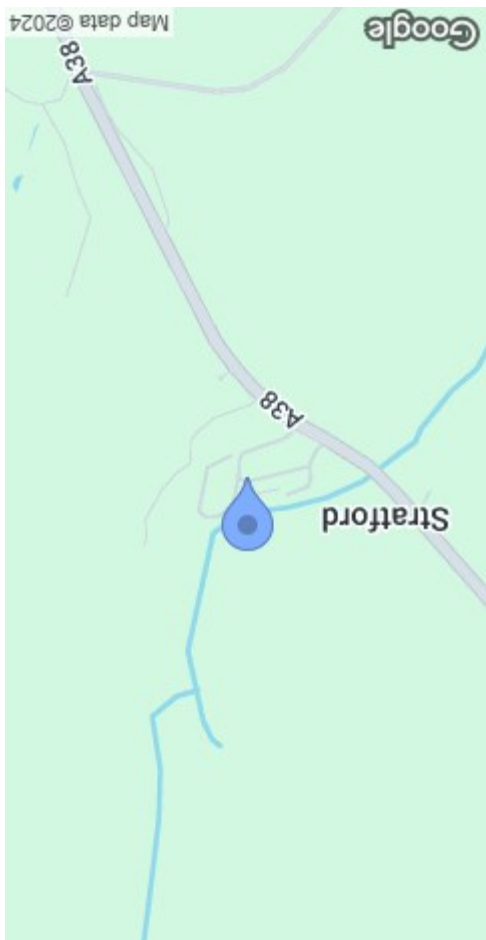




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



GROUND FLOOR



55 Cotswold Manor Country Park
 Stratford Bridge, Ripple, Tewkesbury GL20 6HD



STEVE GOOCH
 ESTATE AGENTS | EST 1985

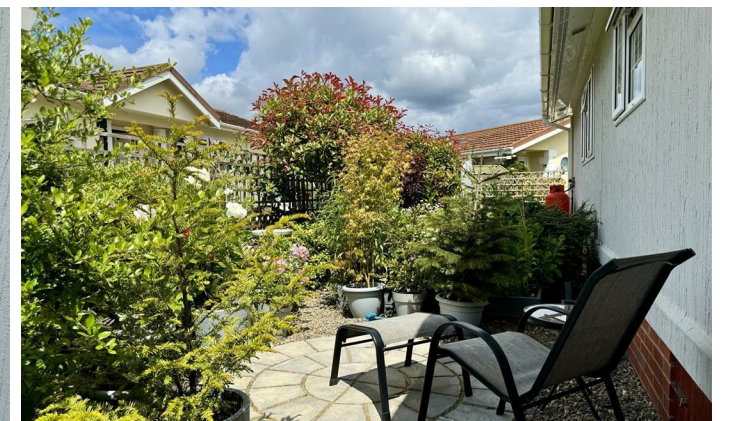
£145,000

A SUPERBLY PRESENTED TWO BEDROOM PARK LODGE FOR THE OVER 45'S with FEATURE VAULTED CEILING TO THE LIVING SPACE, EN-SUITE to MASTER BEDROOM, WELL TENDED LANDSCAPED GARDENS, BLOCK PAVED DRIVEWAY AND OFF ROAD PARKING AREA.

The village of Ripple lies approximately 4 miles north of the market town of Tewkesbury which 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 half glazed UPVC door into:

LOUNGE / DINING / KITCHEN / FAMILY ROOM

The kitchen has a range of base and wall mounted units with laminated worktops and tiled splashbacks. Integrated appliances include oven, microwave, four ring hob with extractor fan over, integrated fridge / freezer, washer / dryer and dishwasher, one and a half bowl stainless steel sink with mixer tap, low-level kick heater, dining area.

The lounge area has a modern wall mounted electric fire, TV and telephone point, two radiators, vaulted ceiling, two front aspect windows, two rear aspect windows, full length side aspect window and side aspect door to patio and gardens.

Door to boiler and storage cupboard housing the Baxi gas-fired boiler supplying the hot water and central heating, shoe and coat storage area with slatted shelving and airing space. Door to:

INNER HALLWAY

Thermostat, single radiator, spotlighting, access to roof space.

BEDROOM 1

12'2 x 9'3 (3.71m x 2.82m)

Built-in double wardrobes, USB power point, single radiator, spotlighting, TV point, rear aspect window.

EN-SUITE

7'3 x 6'0 (2.21m x 1.83m)

Built-in shower unit accessed via sliding glazed screen, tiled splashbacks, single radiator, extractor fan, spotlighting, side aspect frosted window.

BEDROOM 2

10'2 x 9'8 (3.10m x 2.95m)

Additional recess housing built-in double wardrobe, TV point, radiator, spotlighting, side aspect window.

BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

Panelled bath with mixer tap and built-in Triton shower over, pedestal wash hand basin with mixer tap, low-level WC, tiled splashbacks, single radiator, extractor fan, spotlighting, front aspect frosted window.

OUTSIDE

To the front of the property, there is a block paved driveway and turning area suitable for parking two vehicles. The front garden is laid to decorative gravel with patio pathway and steps leading to the front door, outside water tap, bin storage area.

The landscaped gardens to the rear comprise of a gravelled seating area, raised cottage beds planted with flowers, trees, shrubs and bushes, under unit storage, further patio seating area, metal garden shed. The gardens are all enclosed by wooden fencing and trellising.

SERVICES

Mains water, electricity and drainage. LPG heating.

AGENT'S NOTE

Ground rent charge of £220.47 pcm.

WATER RATES

Water is included in the ground rent charge.

LOCAL AUTHORITY

Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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

From the J11 of the M50, head out towards Ripple where the entrance to the park can be located on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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

