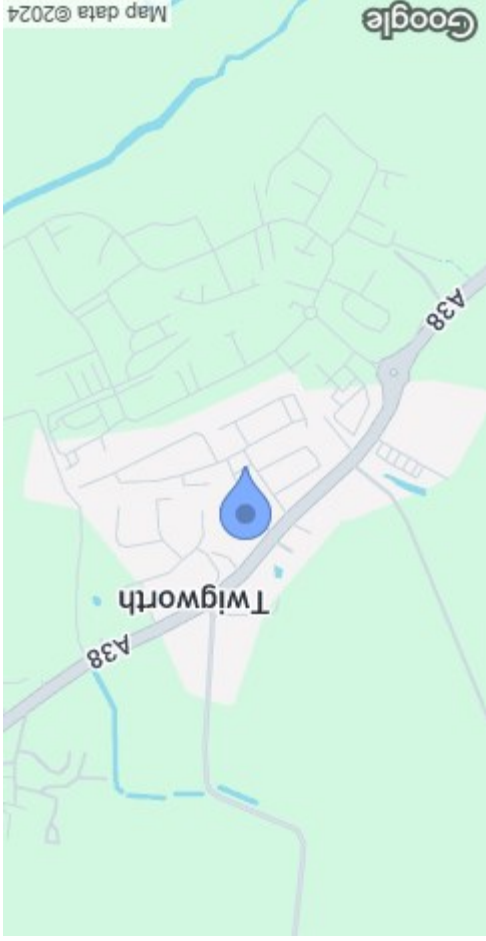
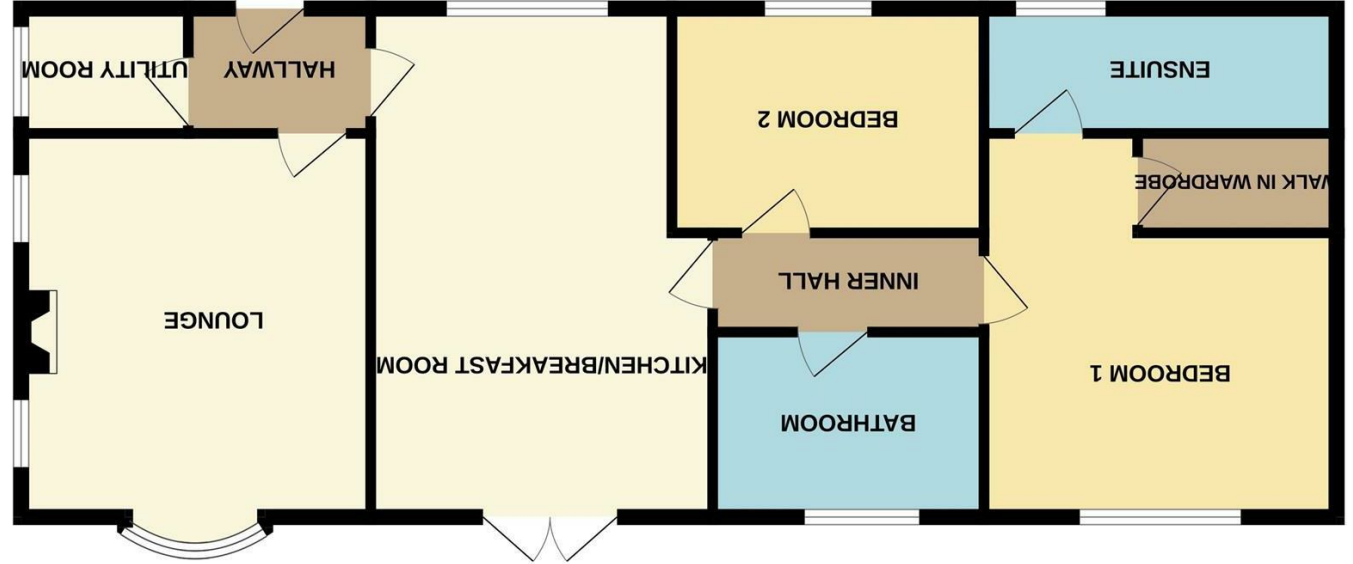




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where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

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 responsibility is taken for any 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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20 The Ribstons Orchard Park
 Twigworth, Gloucester GL2 9GG



STEVE GOOCH
 ESTATE AGENTS | EST 1985

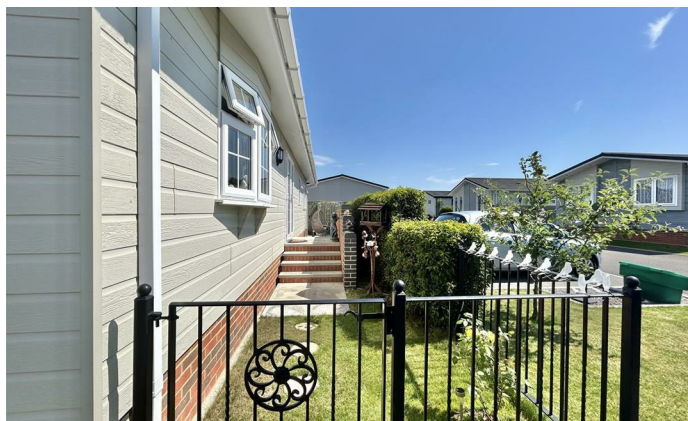
Offers Over £225,000

A beautifully presented two bedroom park home being an Omar Elvedon cottage situated in the popular over 50's Orchard Park.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room, utility room, two double bedrooms master with an en-suite shower room and bathroom.

Additional benefits include only 3 years old, remaining 7 year warranty, immaculately presented throughout, spacious and characterful accommodation, fully double glazed, gas central heating, gardens with extended patio, off road parking for several vehicles and a detached garage.

The Village of Twigworth/Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Upvc double glazed part glazed door leads into:

ENTRANCE HALL

Radiator, various doors leading off.

LOUNGE

13'1" x 12'5" (4m x 3.8m)

Feature electric wood burning stove with a decorative wooden mantel above, radiator, power points, vaulted ceiling with feature beams, two windows to side elevation, bow window to the rear elevation.

KITCHEN/BREAKFAST ROOM

24'7" x 11'1" (7.5m x 3.4m)

Shaker style kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, ceramic sink and moulded drainer with a mixer tap, tiled splashbacks, integral dishwasher, wine cooling rack, gas hob with extractor over, electric oven, built in microwave, built in fridge/freezer, breakfast bar, radiator, power points, opaque glazed window to front elevation, upvc double glazed French doors to rear elevation with slatted opening blinds.

UTILITY ROOM

5'10" x 4'11" (1.8m x 1.5m)

Further base units, radiator, power points, integral washing machine, integral tumble dryer, roll edge worksurface, tiled splashback, upvc double glazed window to side elevation.

INNER HALLWAY

Various doors leading off, radiator.

BEDROOM 1

10'5" x 9'2" (3.2m x 2.8m)

Door into a walk in wardrobe with a light, power points, radiator, upvc double glazed window to rear elevation, through to:

WALK IN WARDROBE

Hanging rail, shelving and light.

EN-SUITE SHOWER ROOM

White suite comprising close coupled w.c., ceramic wash hand basin with a vanity unit below, fully tiled double shower cubicle, radiator with a heated rail, upvc opaque glazed window to front elevation.

BEDROOM 2

9'10" x 7'10" (3m x 2.4m)

Mirror fronted fitted furniture, built in dressing table, power points, radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM

Lovely white suite comprising close coupled w.c., roll top freestanding bath, ceramic wash hand basin with a vanity unit below, part tiled walls, radiator with a heated towel rail, wall mounted mirror, shaver point, upvc double glazed window to rear elevation.

OUTSIDE

There are gardens with an extended patio, off road parking for several vehicles and a detached garage.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold.

PITCH FEES

£238.09 Per Calendar Month.

AGENTS NOTE

10% to site owner on re-sale.

DIRECTIONS

From Gloucester take the A38 towards Tewkesbury for some distance and as you enter Twigworth Orchard Park can be found on the right hand side. Proceed through the entrance and take the first turning right where the park home can be located on the left hand side.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.