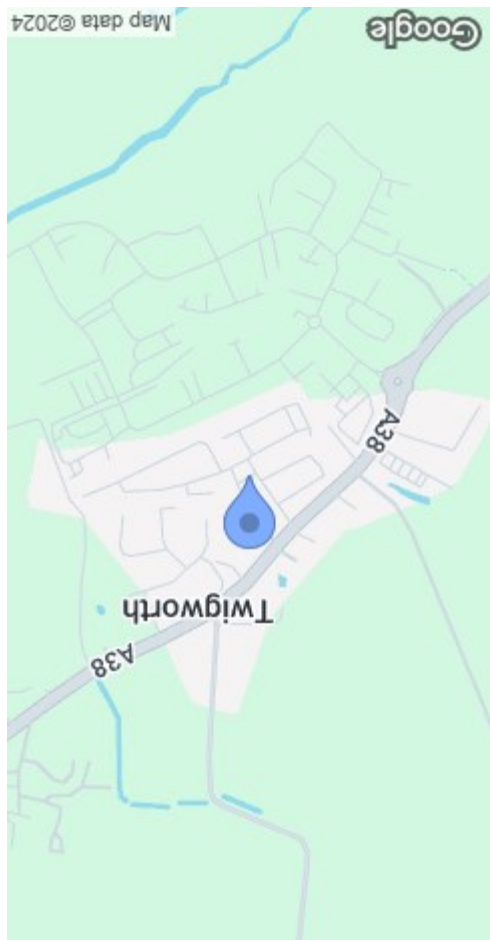




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

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.  
 Made with Hexpix ©2024



15 The Bramleys, Orchard Park  
 Twigworth, Gloucester GL2 9GB



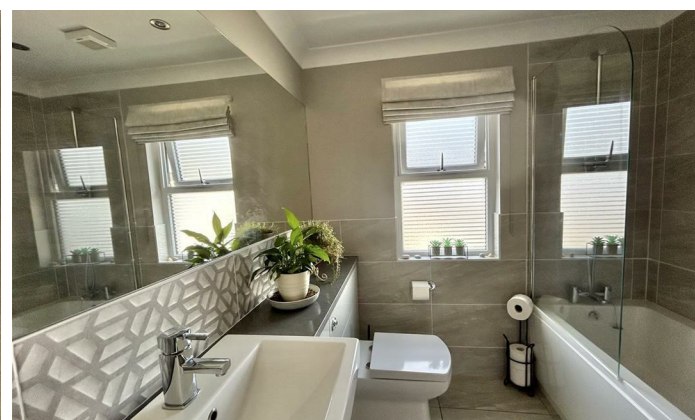
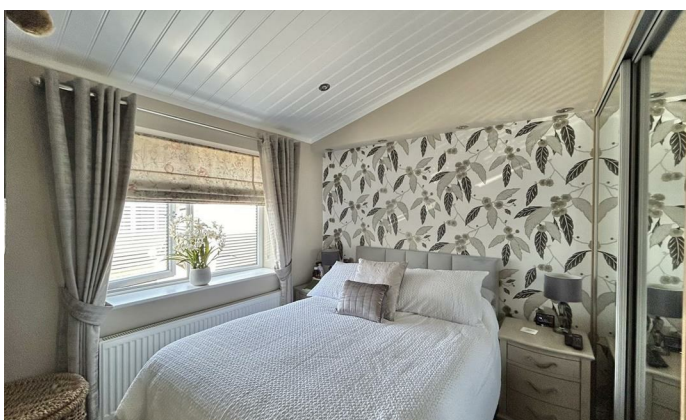
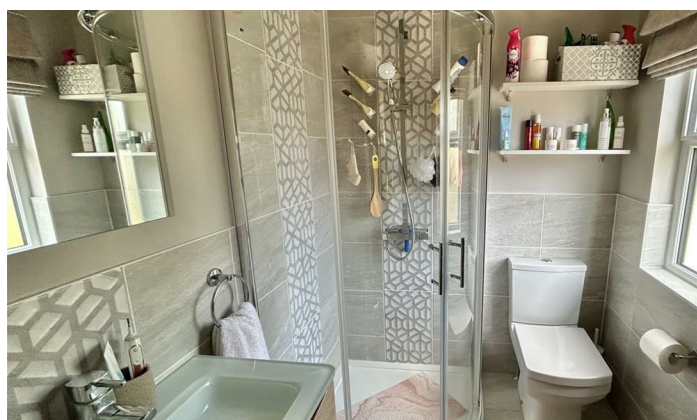
**£226,950**

An immaculately presented former show home two bedroom park home being an Oakgrove Waverton situated in the popular over 50's Orchard Park.

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

Additional benefits include being only four and half years old with five and a half years remaining on the warranty, fully double glazed, gas fired central heating, oak style internal doors, vaulted ceilings, low maintenance garden with a lovely patio area, off road parking for two vehicles and a detached garage. There is also visitor parking.

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 opaque glazed door leads into:

#### **ENTRANCE HALL**

Various doors leading off, power points, access to the boarded loft space with lighting, two radiators, laminate flooring, large storage cupboard.

#### **LOUNGE**

20'8" x 10'5" (6.3m x 3.2m)

Radiators, power and network points, vaulted ceiling, three upvc double glazed windows to front and side aspects.

#### **KITCHEN/DINING ROOM**

21'3" x 9'10" (6.5m x 3m)

Ultra gloss metallic champagne base, drawer and wall mounted units, grey marble effect worktops, wine cooler, induction hob with extractor fan over, built in electric oven, built in microwave, stainless steel sink and drainer unit with mixer tap, built in dishwasher, radiator, power points, telephone point, laminate wood flooring, inset lighting, upvc double glazed window to rear aspect, picture upvc double glazed window with opaque glazed panel to front aspect.

#### **UTILITY**

5'6" x 3'3" (1.7m x 1m)

An integral fridge, automatic washing machine, gas boiler supplying domestic hot water and central heating (Hive control system to the radiators), radiator, upvc double glazed opaque door to rear aspect.

#### **BEDROOM 1**

10'2" x 9'2" (3.1m x 2.8m)

Radiator, power and network points, opening to a dressing room with hanging shelves and storage, upvc double glazed window to side aspect, door through to:

#### **EN-SUITE SHOWER ROOM**

Modern suite with a close coupled w.c., fully tiled corner shower cubicle, modern glass wash hand basin with vanity drawers below, tiled splashbacks, wall mounted mirror with integrated light, chrome heated towel rail, upvc double glazed opaque window to side aspect.

#### **BEDROOM 2**

10'5" x 8'10" (3.2m x 2.7m)

Mirror fronted built in wardrobes, radiator, power and network points, vaulted ceiling, upvc double glazed window to front aspect.

#### **BATHROOM**

A modern white suite comprising close coupled w.c., modern wash hand basin with vanity units below, modern panelled bath with shower attachment, part tiled walls, heated towel rail, upvc double glazed opaque window to front aspect.

#### **OUTSIDE**

To the front of the property there is a lawned area with a flower bed and steps give access to the property. Whilst it sits in the centre of its plot grass leads around to the side where a further pathway leads around to the back, gravelled areas leading to a lovely patio and all is enclosed by close board fencing and iron gating. The lawn is piped and has a water irrigation system. There is also off road parking for two vehicles and a:

#### **DETACHED GARAGE**

Electric up and over sectional door, power, lighting, fully insulated, personal door into the garden.

#### **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.

#### **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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **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 bear to the left where visitor parking can be found and if you walk just a short distance you can find 15 The Bramleys on the right hand side.

