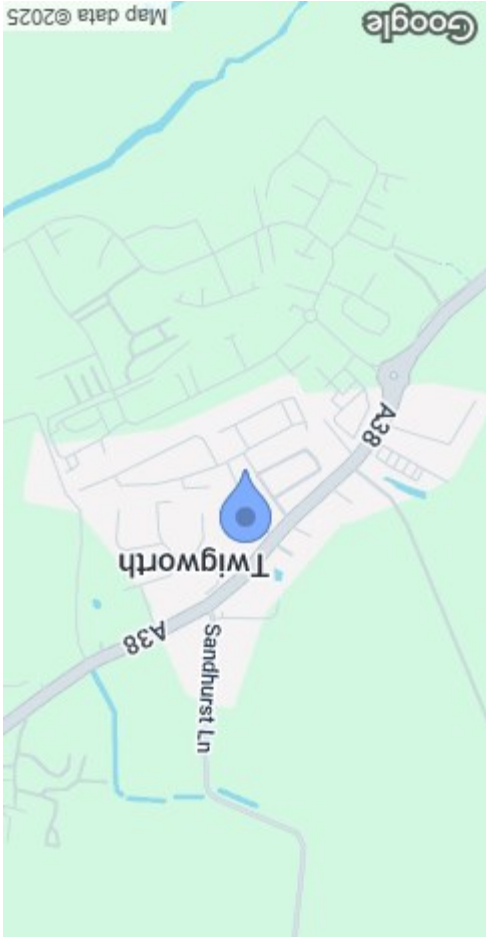


TOTAL FLOOR AREA: 689 sq ft (64.0 sq m, approx).

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 not 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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Offers Over £180,000

Chain free beautifully presented three year old two double bedroom park home with an en-suite shower room and a single garage situated in a pleasant tucked away position.

Accommodation comprises hallway, spacious light lounge/diner, fitted kitchen with built in appliances, bedroom one with its en-suite shower room, bedroom two and the bathroom with a white suite.

Outside of the property you have a driveway leading up to the detached single garage and low maintenance enclosed paved garden areas.

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 side entrance door leads into:

ENTRANCE HALLWAY

Coved ceiling, single radiator, access to loft space, built in storage cupboard with hanging space.

LOUNGE/DINER

19' x 17'6 max (5.79m x 5.33m max)

Log effect electric fire, two double radiators, space for table and chairs, coved ceiling, tv point, upvc double glazed windows to front and side elevations.

KITCHEN

15'5 x 6'4 max (4.70m x 1.93m max)

Base and wall mounted units, laminated worktops and splashback, single drainer stainless steel sink unit with a mixer tap, built in ceramic hob, electric oven, stainless steel splashback and extractor hood, built in fridge/freezer, utility cupboard housing the plumbing for an automatic washing machine and gas fired central heating boiler, coved ceiling, double radiator, upvc double glazed door and window to side elevation.

BEDROOM 1

13'9 x 8'6 (4.19m x 2.59m)

Double radiator, coved ceiling, upvc double glazed window to side elevation, through to:

EN-SUITE

6'5 x 4'9 max (1.96m x 1.45m max)

Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, shaver point, coved ceiling, extractor fan, upvc double glazed window to side elevation.

BEDROOM 2

10'3 x 9'2 max (3.12m x 2.79m max)

Double radiator, coved ceiling, upvc double glazed window to side elevation.

BATHROOM

6'3 x 5'7 (1.91m x 1.70m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap and cupboard below, extractor fan, single radiator, coved ceiling, upvc double glazed window to side elevation.

OUTSIDE

There is a front garden which is laid to lawn. To the side there is a block paved driveway providing off road parking which in turn leads to a:

SINGLE DETACHED GARAGE

15'9 x 9' (4.80m x 2.74m)

Up and over door to front elevation, power and lighting, personal access door to side.

A paved pathway leads around to the low maintenance rear garden which is mainly paid with a raised flower bed and is enclosed by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

TENURE

Leasehold.

PITCH FEES

£238.09 Per 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 just after the Twigworth Green roundabout turn right into Twigworth Orchard Park and turn left then left again where the park home can be located set back on the left hand side. Proceed through the entrance and bear to the left where visitor parking can be found.