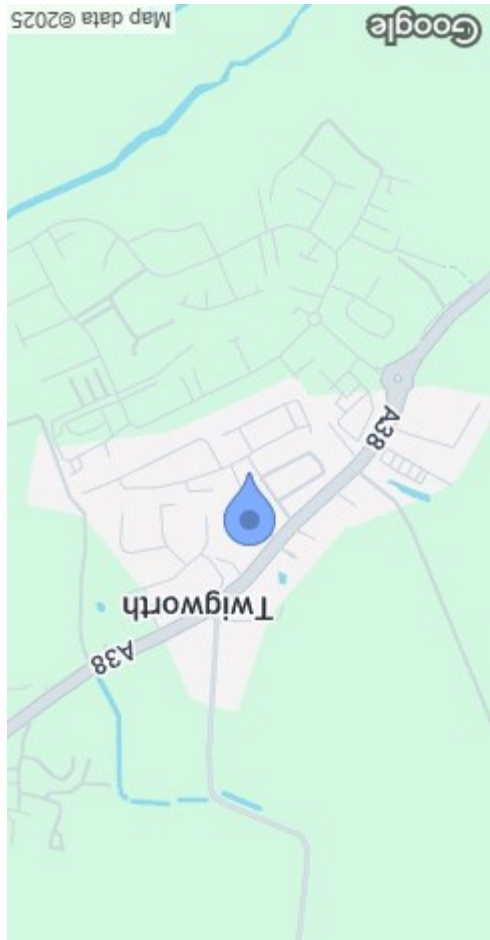


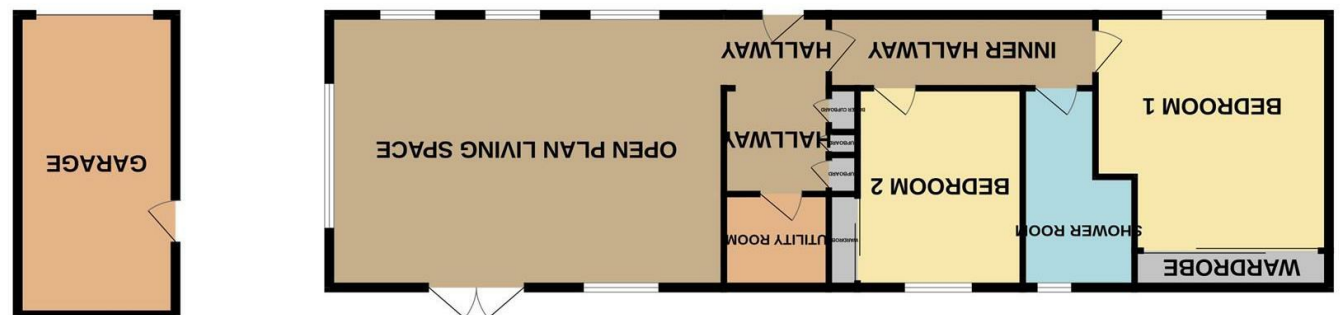
MISREPRESENTATION DISCLAIMER

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 a 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 information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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33, The Ribstons Orchard Park
Twigworth, Gloucester GL2 9GG

£195,000

Lovely two year old park home for the over 50's with a long driveway leading to the single garage, a 24ft open plan living space with French doors and built in appliances, two double bedrooms with fitted wardrobes, gas fired central heating and upvc double glazing situated on the ever popular Orchard Park.

Accommodation comprises hallway with fitted cupboards, 24ft open plan living space, utility room with a built in washing machine, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes and the shower room with a double walk in shower enclosure.

Outside of the property you have a long driveway leading to the single garage and low maintenance gardens.

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 front door leads into:

ENTRANCE HALLWAY

Access to loft space, coved ceiling, two single radiators, cloaks hanging space, built in storage cupboards one which houses the Worcester gas fired combination boiler, upvc double glazed window front elevation.

OPEN PLAN LIVING SPACE

24'6 x 12'9 (7.47m x 3.89m)

Lounge Area: Laminate flooring, double radiator, tv point, downlighters, space for table and chairs, two upvc double glazed windows to front elevation, one to side elevation, upvc double glazed French doors to rear elevation.

Kitchen Area: A range of base and wall mounted units, quartz worktop, one and a half bowl single drainer sink unit with a mixer tap, built in ceramic hob, electric oven, microwave combination cooker, built in dishwasher, built in fridge/freezer, single radiator, downlightes, upvc double glazed windows to front and rear elevations.

UTILITY ROOM

4'2 x 4' (1.27m x 1.22m)

Quartz worksurface, built in washing machine and drawers, laminate flooring, coved ceiling, downlighters, upvc double glazed window to rear elevation.

BEDROOM 1

11' x 10'2 (3.35m x 3.10m)

Built in wardrobes, laminate flooring, downlighters, single radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 2

9'1 x 8'7 (2.77m x 2.62m)

Double built in wardrobe, single radiator, downlighters, laminate flooring, upvc double glazed window to rear elevation.

SHOWER ROOM

9' x 6' max (2.74m x 1.83m max)

Double walk in shower enclosure and unit, wash hand basin with a mixer tap and drawers below, low level w.c., chrome heated towel rail, tiled floor, partially tiled walls, coved ceiling, downlighters, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE

There is a block paved driveway leading to a:

SINGLE EN-BLOC GARAGE

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

To the front there is a garden which is laid to lawn with a pathway leading to the front door.

To the rear there is a gravelled garden area, external water supply and a further garden laid to lawn at the end of the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Water Meter.

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 FEE

£245.23 Per Calendar Month - To be reviewed in April.

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 take the first turning right where the park home can be located.

