





£165,000

Chain free very well presented two double bedroom park home for the over 50's with an en-suite shower room, a fitted kitchen with built in appliances, upvc double glazing and off road parking situated within a well maintained small site.

Accommodation comprises 21ft lounge with bow windows, dining room, fitted kitchen with built in appliances, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two with fitted wardrobes and the bathroom with a white suite.

Outside of the property you have paved off road parking and a rear garden that is laid to astroturf and gravel with a useful storage shed.

Cheltenham is a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It's also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium.



Upvc double glazed Georgian style front door leads into:

**LOUNGE**

21'3 x 11'2 max (6.48m x 3.40m max)

Ornamental fireplace surround, two double radiators, tv point, coved ceiling, upvc double glazed Georgian style bow windows to front and side elevations, archway through to:

**DINING ROOM**

10'7 x 8'7 (3.23m x 2.62m)

Double radiator, telephone point, coved ceiling, upvc double glazed Georgian style window to side elevation.

**KITCHEN**

10'7 x 10'4 (3.23m x 3.15m)

A range of base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, ceramic hob, extractor hood, washing machine and fridge/freezer, cupboard housing the gas fired combination boiler, double radiator, coved ceiling, upvc double glazed Georgian style window and matching door to side elevation.

**INNER HALLWAY**

Coved ceiling, access to loft space.

**BEDROOM 1**

12'2 x 10'6 max (3.71m x 3.20m max)

Double built in wardrobe, worksurface with drawers below, double radiator, tv point, coved ceiling, upvc double glazed Georgian style bow window to side elevation, through to:

**EN-SUITE SHOWER ROOM**

5'6 x 4'7 (1.68m x 1.40m)

Corner shower enclosure and unit, low level w.c., pedestal wash hand basin, fully tiled walls, extractor fan, single radiator, upvc double glazed Georgian style window to side elevation.

**BEDROOM 2**

10'6 x 9'1 max (3.20m x 2.77m max)

Double built in wardrobe, double radiator, coved ceiling, upvc double glazed Georgian style window to side elevation.

**BATHROOM**

7' x 6'9 (2.13m x 2.06m)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, fully tiled walls, extractor fan, single radiator, upvc double glazed Georgian style window to side elevation.

**OUTSIDE**

To the front there are steps leading upto the front door and a garden which is laid to shale. To the side there is paved off road parking and garden areas which are laid to gravel and paving stones.

To the rear there is garden with astroturf, gravel and a garden shed.

**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**

Approximately £180.00 Per Calendar Month.

**AGENTS NOTE**

10% to site owner on re-sale.

**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.

**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 Churchdown proceed out on the Cheltenham Road East/B3063 into Staverton where the site can be located just before the traffic lights on the left hand side.

