





## 41 Greenacres Park, Meysay Hampton, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 5JH or call the office at any time for detailed directions from your location.

### SUMMARY

Presented well throughout, is this two bedroom park home with attractive gardens. The spacious accommodation offers a large dual aspect living room/dining room, kitchen, useful utility space and shower room. The property is available to the over 45's and combines a desirable village setting with easy access to the local road network.

### PROPERTY

Finished to a high standard throughout, the accommodation is accessed via the addition of an entrance porch which doubles up to provide a useful utility room with space for a washing machine. The attractive kitchen has been fitted with a range of cupboards and drawers, sink with drainer, an electric oven, hob and hood and two large storage cupboards, one of which houses the oil fired combination boiler. The large dual aspect living/dining room stretches across the front of the property and is a particularly bright room featuring patio doors to the raised area of decking.

Both bedrooms are of a generous size and each benefit from built in wardrobe space. The accommodation is completed by a shower room comprising shower cubicle, wc, heated towel rail and wash hand basin. It is worth noting that the property appears to be in excellent condition throughout and had a new roof installed in January 2024.



### GARDENS

The property enjoys an enviable position and is situated on a generous plot with gardens to all sides. Enclosed by a mixture of hedging and timber fencing, there are areas of lawn, stone, patio, and a raised area of decking as well as attractive planted borders. The garden further benefits from being south facing and a garden shed which provides power and space for an appliance.

### LOCATION

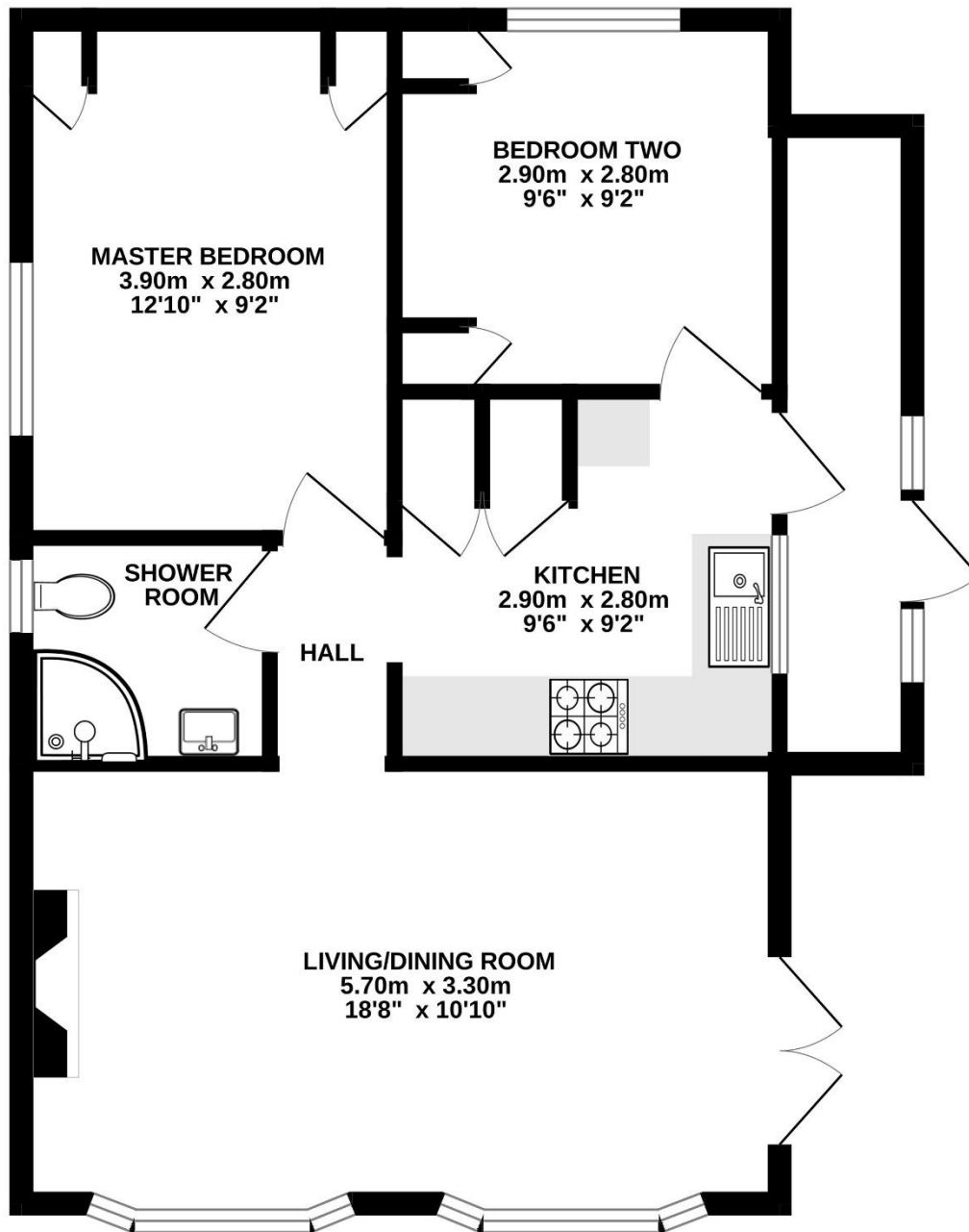
Greenacres Park is a development for the over 45's which combines an enviable rural location with excellent road links to the nearby towns of Cirencester and Fairford. This desirable village location is in the heart of the Cotswold Water Park and benefits from a range of nearby facilities.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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.

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