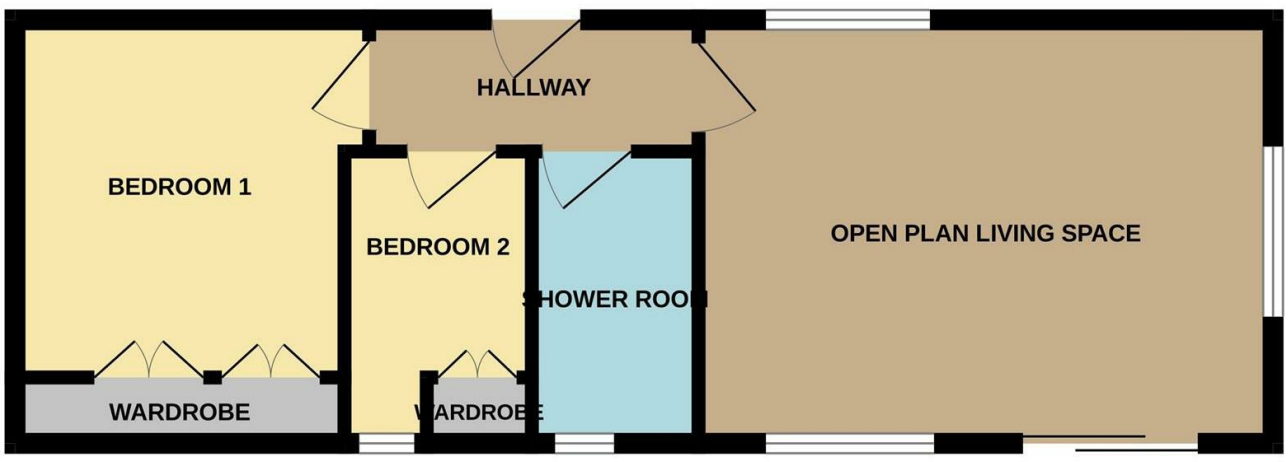
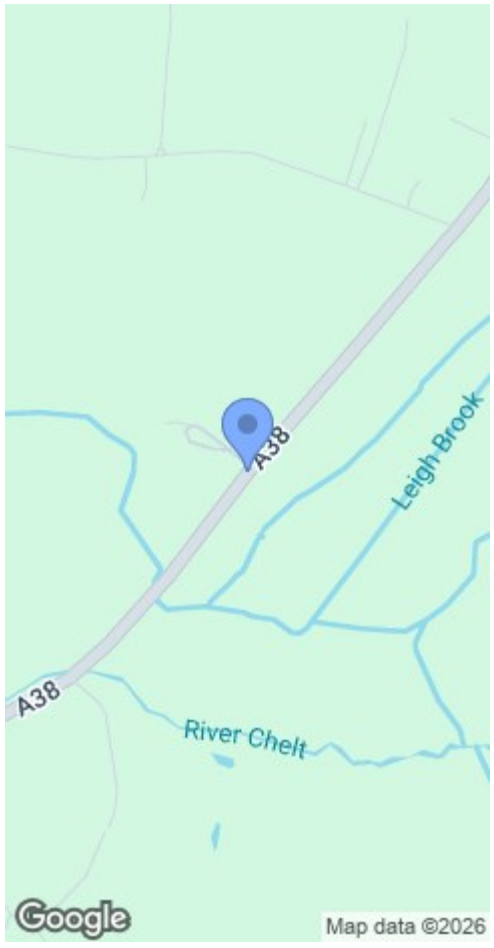
# 23 Fieldview Park
The Leigh, Gloucester GL19 4AA

STEVE GOOCH
ESTATE AGENTS | EST 1985

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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

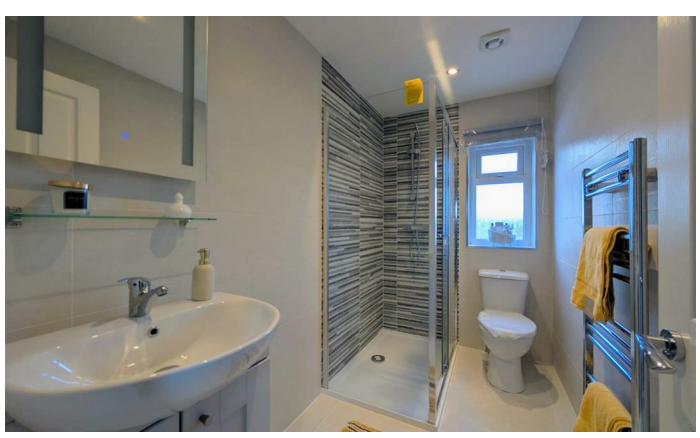
# £130,000

High Quality Brand New two bedroom park home for the over 45's situated on a small very well maintained site with great access to Cheltenham and Gloucester.

Accommodation comprises hallway, 16ft open plan living space, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes and the shower room with a double walk in enclosure.

Outside you have a block paved driveway and a gravel rear garden.

The Leigh is a sought-after and picturesque village positioned on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside yet ideally located for easy access to the centres of Cheltenham, Gloucester, and Tewkesbury.



Upvc double glazed front door leads into:

## ENTRANCE HALLWAY
Single radiator, coved ceiling with downlighters.

## OPEN PLAN LIVING SPACE
16' x 12' (4.88m x 3.66m )

## KITCHEN AREA
Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, four burner calor gas hob and extractor hood, built in washing machine and fridge/freezer, cupboard housing the calor gas fired combination boiler, single radiator, upvc double glazed window to rear elevation.

## LOUNGE AREA
Ornamental fireplace, tv point, double radiator, downlighters, upvc double glazed windows to side elevation, matching patio doors to rear elevation.

## BEDROOM 1
10' x 9'3 max (3.05m x 2.82m max)
Double built in wardrobes, coved ceiling with downlighters, single radiator, upvc double glazed window to front elevation.

## BEDROOM 2
8'9 x 5'4 max (2.67m x 1.63m max)
Built in wardrobe, single radiator, coved ceiling with downlighters, access into the loft space, upvc double glazed window to rear elevation.

## SHOWER ROOM
8'6 x 4'7 (2.59m x 1.40m)
Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, fully tiled walls, downlighters, extractor fan, upvc double glazed window to rear elevation.

## OUTSIDE
There is a block paved driveway and a gravelled rear garden.

## SERVICES
Mains water, electricity and drainage. Calor gas.

## 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
£215.00 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 proceed out on the A38 through Longford, Twigworth and Norton into The Leigh where the site can be found set back on the left hand side.