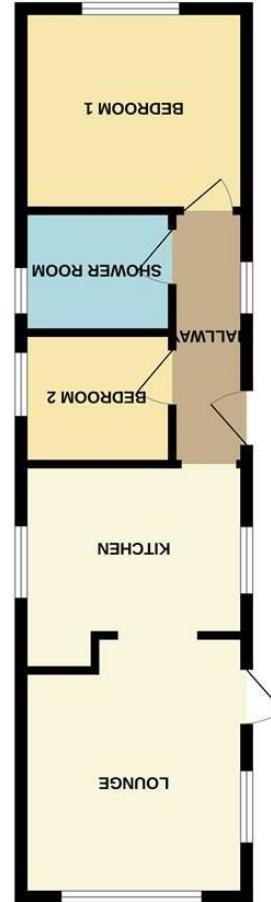


All reasonable steps have been taken within the preparation of these particulars to check the information given. The preparation of these particulars does not constitute a contract or part of a contract. All measurements quoted are approximate. Fixtures and fittings not tested and therefore no guarantee 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. Please note that measurements do not include any fixtures, fittings or services. The services, fixtures and fittings shown have not been tested and no guarantee can be given that they are in working order. Any fixtures, fittings or services which are not mentioned in these particulars are not included in the sale. While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors that they may contain. Prospective purchasers, tenants and any other persons are advised to make their own arrangements to check the details.

Map data ©2026 Google  
Bamfurlong Ln  
Bamfurlong Ln  
B4063  
Staverton  
Bridge  
Old Gloucester Rd

Map data ©2026 Google  
Bamfurlong Ln  
Bamfurlong Ln  
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Staverton  
Bridge  
Old Gloucester Rd



15 Staverton Park  
Staverton, Cheltenham, Glos GL51 6TB

 STEVE GOOCH  
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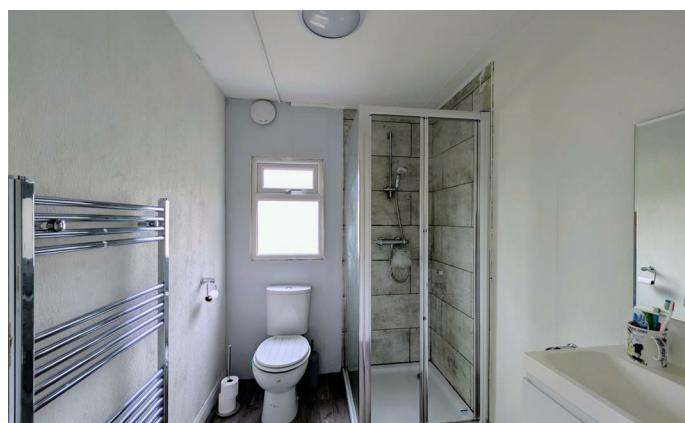
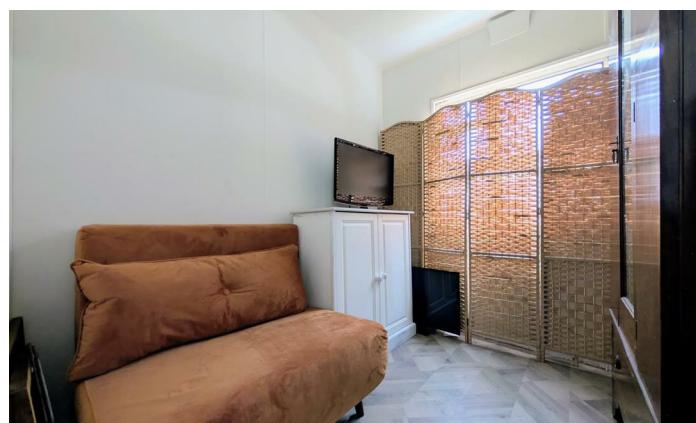
**£99,950**

Chain free two bedroom park home for the over 45's that offers mains gas fired central heating, fitted kitchen units, a driveway providing off road parking and is situated within this small popular site on the outskirts of Cheltenham.

Accommodation comprises hallway, lounge with a bow window, kitchen with fitted units and the combi boiler, bedroom one, bedroom two and the shower room.

Outside of the property you have a driveway providing off road parking and a garden with two sheds.

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 side entrance door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, upvc double glazed window to side elevation.

#### **KITCHEN**

##### **9'7 x 9'5 max (2.92m x 2.87m max)**

Base and wall mounted units, laminated worktops, splashbacks, single drainer stainless steel sink unit with a mixer tap, cooker with a four burner gas hob and electric double oven, microwave oven, space for fridge, plumbing for automatic washing machine, wall mounted gas fired combination boiler, single radiator, extractor fan, upvc double glazed windows to one side elevation, single glazed window to the other side.

#### **LOUNGE**

##### **12' x 9'7 max (3.66m x 2.92m max)**

Laminate flooring, single radiator, tv point, telephone point, upvc double glazed windows to side and front elevations.

#### **BEDROOM 1**

##### **9'7 x 9'4 max (2.92m x 2.84m max)**

Laminate flooring, single radiator, upvc double glazed window to rear elevation.

#### **BEDROOM 2**

##### **7' x 6'2 (2.13m x 1.88m)**

Laminate flooring, single radiator, window to side elevation.

#### **SHOWER ROOM**

##### **6'9 x 5'7 (2.06m x 1.70m)**

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

#### **OUTSIDE**

To the front there is a gravelled garden and to the side there is a driveway providing off road parking.

To the rear there are further gardens with two storage sheds.

#### **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**

£118.00 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 Churchdown proceed along the Cheltenham Road East into Staverton turning right into Bamfurlong Lane then left into Staverton Park where the property can be located.