



**20 Norton Park Lodges, Tewkesbury Road**

Gloucester

**£90,000**

## 20 Norton Park Lodges

Tewkesbury Road, Gloucester

We are delighted to bring to the market a 40ft x 20ft Twin Unit PARK HOME/LODGE manufactured in 2015 by Delta to the "Stratford" Design.

Accommodation comprises of Entrance Hall/Utility, OPEN PLAN Lounge & Kitchen Diner, Two DOUBLE Bedrooms, EN-SUITE and Walk-in Wardrobe to Master Bedroom with a further Walk-In Wardrobe off Bedroom Two.

The home will be sold furnished to include Furniture and Kitchen Appliances (Full list available on request)

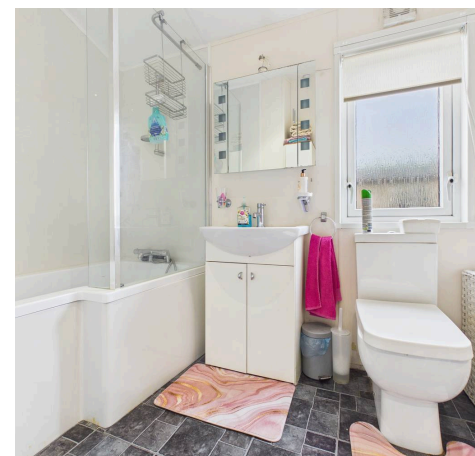
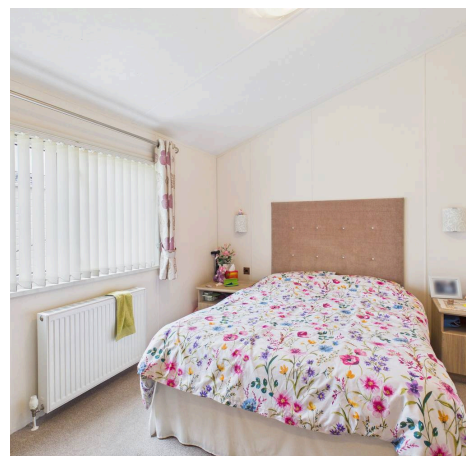
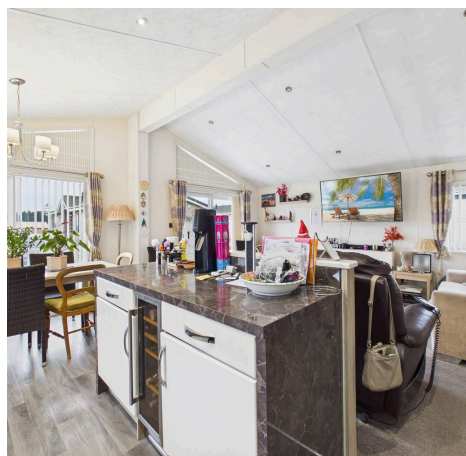
Further benefits include UPVC Double Glazing, LPG Central Heating, GARDENS and Driveway Parking for One Car

Call Michael Tuck Estate Agents Tewkesbury on 01684 642642 To View!

Council Tax band: A

Tenure: Leasehold

- 40ft x 20ft Park Home
- Manufactured in 2015 by Delta to "Stratford" Design
- Furnished Property to Include Furniture and Appliances
- Open Plan Lounge and Kitchen Diner
- Two Double Bedrooms
- En-Suite Shower Room and Separate Bathroom
- Walk in Wardrobes to Both Bedroom One and Two
- UPVC Double Glazing and LPG Central Heating
- Front Decking, Garden and Driveway



**Entrance Hall/Utility**

7' 5" x 5' 2" (2.26m x 1.57m)

**Open Plan Lounge and Kitchen Diner**

19' 4" x 19' 4" (5.90m x 5.90m)

**Bedroom One**

10' 7" x 9' 6" (3.22m x 2.90m)

**En-Suite Shower Room**

5' 5" x 4' 11" (1.66m x 1.50m)

**Walk In Wardrobe**

5' 7" x 4' 6" (1.69m x 1.38m)

**Bedroom Two**

9' 6" x 9' 1" (2.90m x 2.76m)

**Walk In Wardrobe**

6' 7" x 4' 4" (2.00m x 1.33m)

**Family Bathroom**

8' 7" x 6' 8" (2.61m x 2.03m)

**Additional Information**

Electric - Mains

Gas - LPG

Water - Mains

Sewerage - Septic Tank

**Tenure**

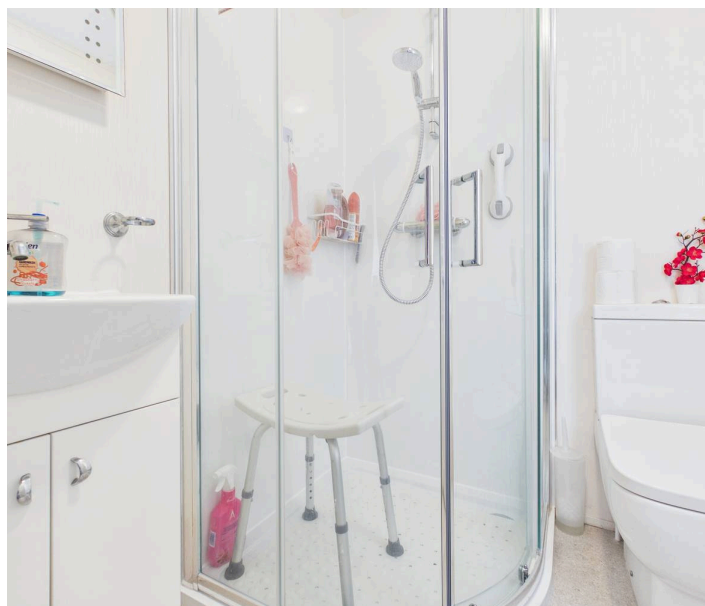
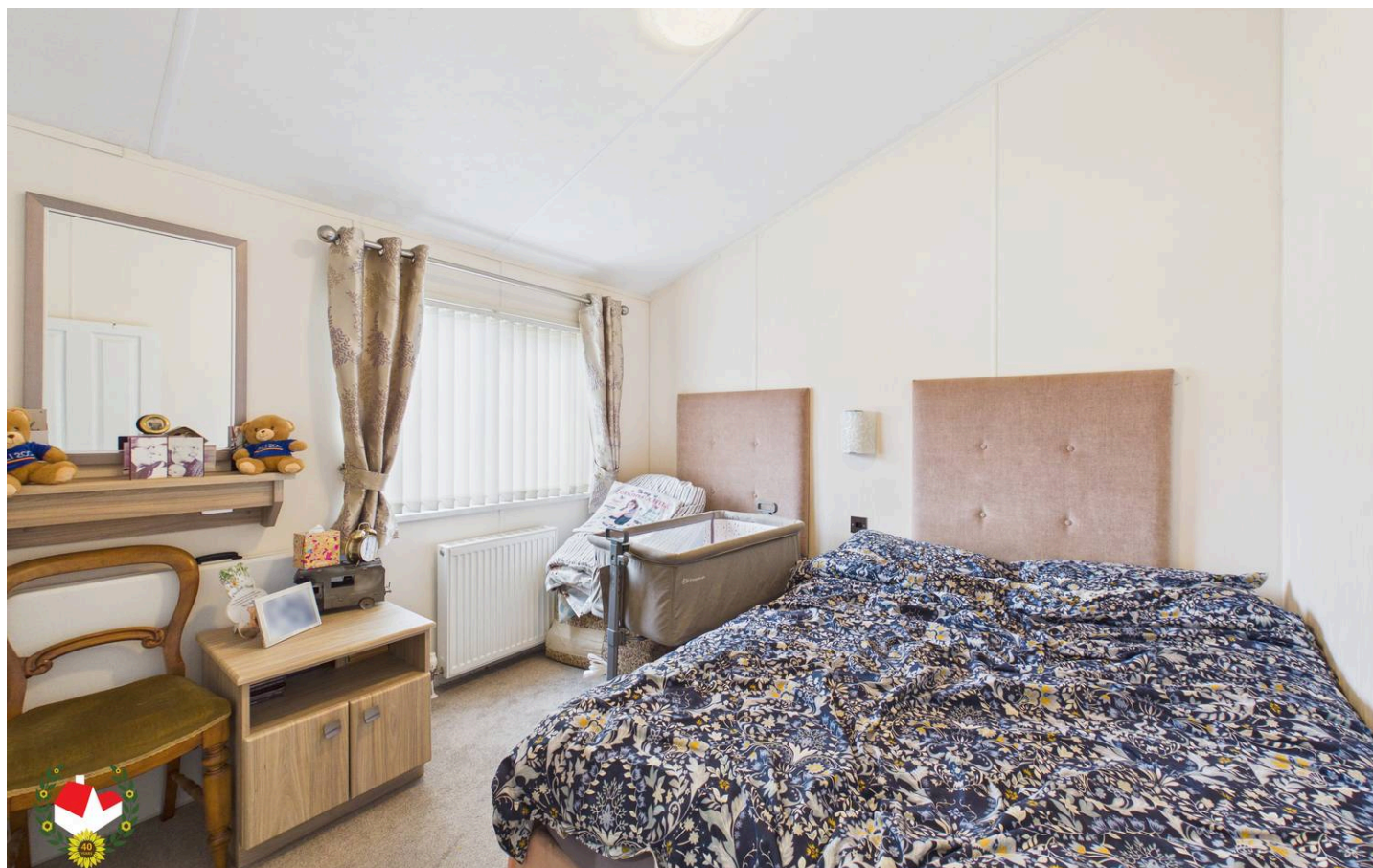
Leasehold

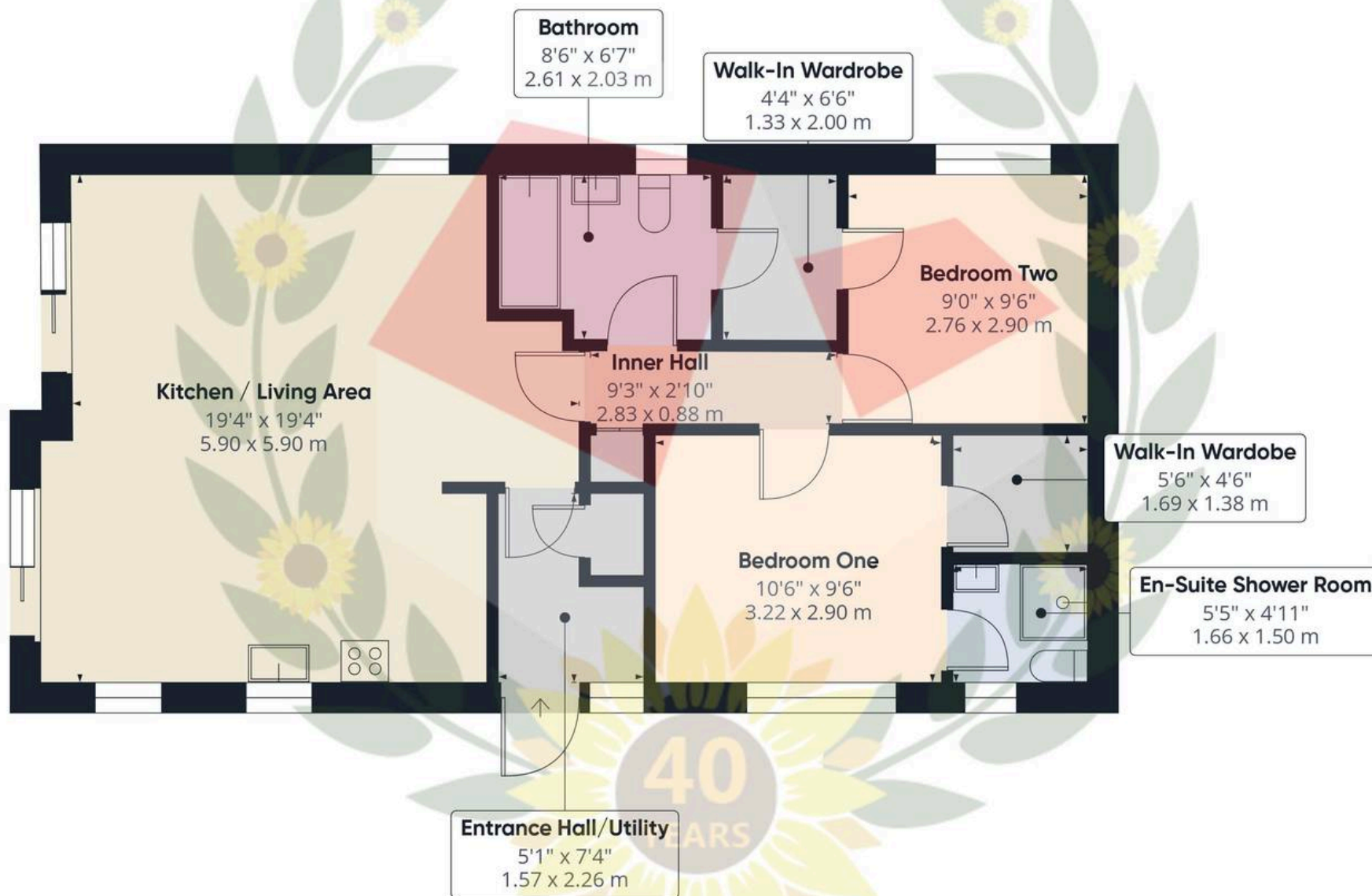
Over 50's Development

Ground Rent/Service Charge: £355 Per Month

(Includes Grass cutting, water usage, household waste and septic tank removal and TV licence)

Rising Ground Rent: Yes Annually





Approximate total area<sup>(1)</sup>

728 ft<sup>2</sup>  
 67.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • [estates.tewkesbury@michaeltuck.co.uk](mailto:estates.tewkesbury@michaeltuck.co.uk) • [www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.