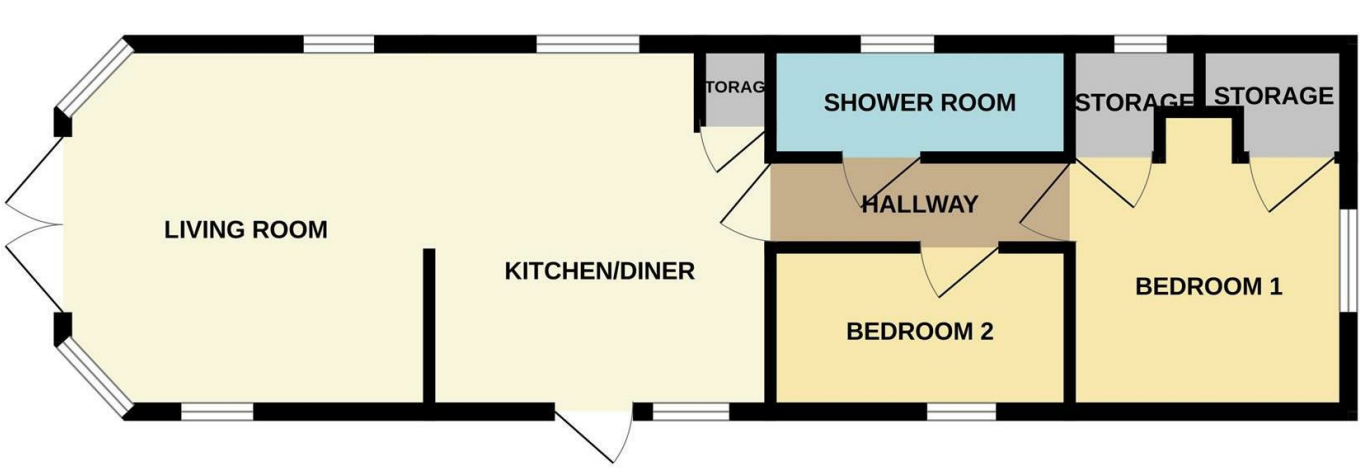
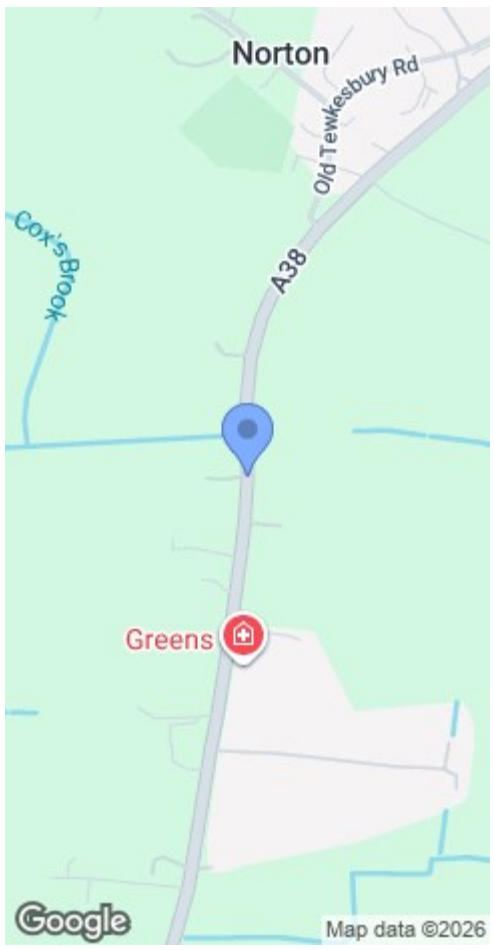
Lodge 29, Norton Park Tewkesbury Road
Norton, Gloucester GL2 9LH







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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Offers Invited £55,000

A beautifully presented two bedroom 2016 Winchester Willerby holiday home for the over 45's with far reaching views, off road parking for two vehicles and no onward chain.

The accommodation comprises kitchen/diner, living room, two bedrooms and shower room.

Additional benefits include upvc double glazing throughout, central heating, kitchen with fitted appliances and pet friendly.

The village of Norton has a small primary school (Norton Church Of England Primary School), a village hall, a sports pitch, a church and two public houses that serve food The Red Lion at Wainlode Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre. Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.















Upvc double glazed door leads into:

KITCHEN/DINER
12'4" x 11'8" (3.77m x 3.57m)
White wood effect kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, sink and drainer unit with a mixer tap, electric oven, electric four ring hob, extractor fan, integrated fridge, integrated freezer, integrated dishwasher, integrated microwave, storage cupboard, power points, radiator, digital thermostat for central heating, upvc double glazed windows to front and rear elevations, through to:

LIVING ROOM
12'1" x 11'7" (3.69m x 3.55m)
Wood effect electric fireplace, power points, radiator, uvc double glazed windows to front and rear elevations, upvc double glazed French doors to side elevation opening onto the decked area.

HALLWAY
Doors leading off.

SHOWER ROOM
White suite comprising fully tiled shower, low level w.c., wall mounted wash hand basin with a vanity unit, boiler cupboard with a wall mounted combination boiler, radiator, upvc double glazed opaque window to rear elevation.

BEDROOM 1
8'5" x 8'2" (2.57m x 2.50m)
Two built in storage cupboards with a upvc double glazed window to rear elevation in one of them, built in storage above the bed, dressing table, power points, radiator, tv point, upvc double glazed window to side elevation.

BEDROOM 2
8'2" x 5'7" (2.50m x 1.71m)
Built in wardrobe, built in storage above the bed, power points, radiator, tv point, upvc double glazed window to front elevation.

OUTSIDE
The French doors from the living area lead onto a decked area with far reaching views over the fields behind which wraps around the side and the front. This then leads down to a lower patio area. A gate leads to the front where there is off road parking for two vehicles.

To the rear there is a galvanized shed with plumbing for automatic washing machine, vent for tumble dryer and power points.

AGENTS NOTE
The holiday park is open 365 days a year, but an alternative main residence address is required to purchase this property.

AGENT NOTE
15% to site owner on re-sale.

SERVICES
Mains water, electricity, drainage and LPG.

WATER RATES
Included In Pitch Fee.

TENURE
Leasehold.

LEASE
Until 01/08/36 and can be extended.

PITCH FEE
£367.00 Per Month.

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 head out towards the A38 towards Tewkesbury going through Twigworth upon reaching Norton where the site can be found on the left hand side just passed the sign for Norton.