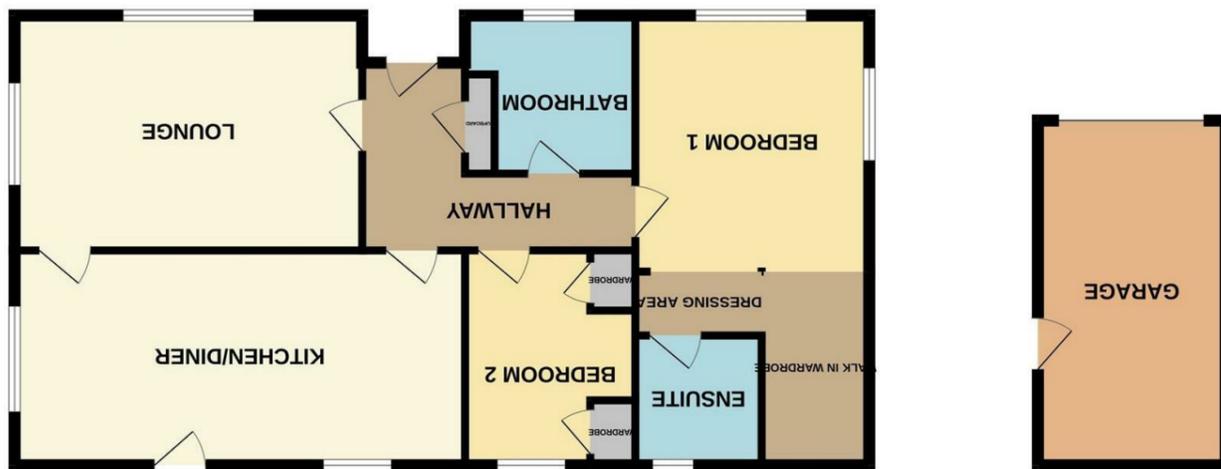
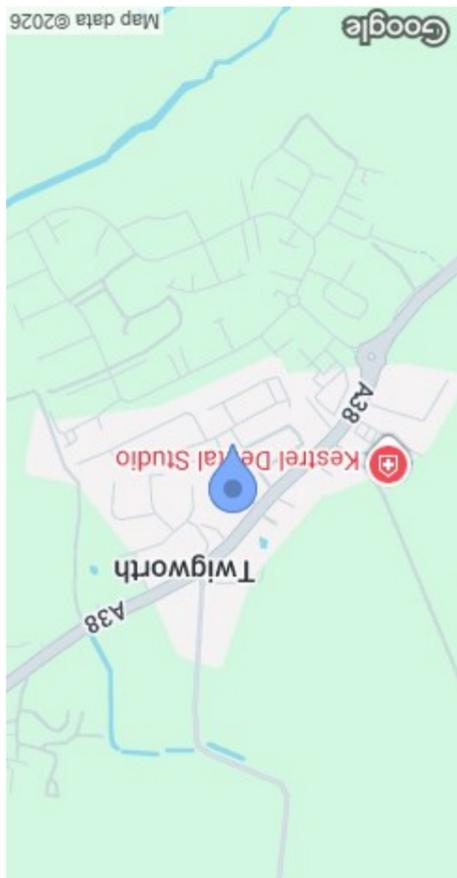




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been 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.



TOTAL FLOOR AREA: 1059 sq. ft. (98.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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4 The Bramleys Orchard Park  
 Twigworth, Gloucester GL2 9GB

**£248,000**

Beautifully presented six year old two double bedroom park home for the over 50's with an en-suite shower room, dressing area, walk in wardrobe, 22ft fitted kitchen/diner with built in appliances and a single detached garage situated within the very popular orchard park development.

Accommodation comprises hallway, 16ft lounge, 22ft kitchen/diner, bedroom one with its en-suite shower room, dressing area, and walk in wardrobe, bedroom two with fitted wardrobes and the bathroom with a white suite.

Outside you have a driveway leading to the single garage and pleasant enclosed gardens that are laid to lawn and paving stones with flower borders.

The Village of Twigworth/Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sport-beat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed side entrance door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, access to the partially boarded loft space with lighting, built in cloaks cupboard.

#### **LOUNGE**

16' x 10'7 (4.88m x 3.23m)

Ornamental fireplace surround and hearth, tv point, telephone point, single radiators, wall mounted air conditioning unit, upvc double glazed Georgian style windows to front and side elevations.

#### **KITCHEN/DINER**

22' x 10'3 (6.71m x 3.12m)

A range of modern base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in dishwasher, built in washing machine, built in fridge/freezer, space for table and chairs, double and single radiators, downlighters, cupboard housing the gas fired combination boiler, upvc double glazed Georgian style windows to front and side elevations, matching door to side elevation.

#### **BEDROOM 1**

15'8 x 11'4 max (4.78m x 3.45m max)

Walk in wardrobe with hanging space, shelving and drawers, double radiator, tv point, wall mounted air conditioning unit, downlighters, upvc double glazed Georgian style windows to side and rear elevations, through to:

#### **EN-SUITE SHOWER ROOM**

6'3 x 5'2 (1.91m x 1.57m)

Corner shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point and light, downlighters, extractor fan, chrome heated towel rail, upvc double glazed window to side elevation.

#### **BEDROOM 2**

10'3 x 8'3 (3.12m x 2.51m)

Fitted wardrobes, single radiator, upvc double glazed Georgian style window to side elevation.

#### **BATHROOM**

7'1 x 6'7 (2.16m x 2.01m)

White suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, shaver point and light, downlighters, recess with shelving, extractor fan, upvc double glazed window to side elevation.

#### **OUTSIDE**

To the front there is a block paved driveway leading to a:

#### **SINGLE DETACHED GARAGE**

16' x 9' (4.88m x 2.74m)

Up and over door to front elevation, power and lighting.

The front garden is laid to lawn with flower borders. Steps lead up to the side access via a wrought gate where there is an external water supply, a walled garden which is laid to lawn with flower borders, plants and bushes. This then leads onto paved garden areas and paved patios with external power points.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **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.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: A  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

#### **TENURE**

Leasehold.

#### **PITCH FEES**

£245.00 Per 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 take the A38 towards Tewkesbury for some distance and just after the Twigworth Green roundabout turn right into Twigworth Orchard Park and turn left then left again where the park home can be located set back on the left hand side. Proceed through the entrance and bear to the left where visitor parking can be found.

