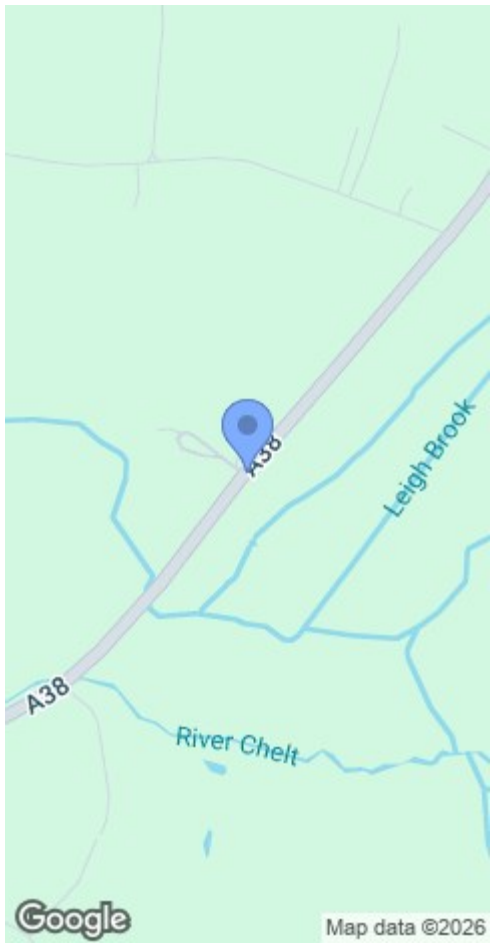
# 16 Fieldview Park

The Leigh, Gloucester GL19 4AA

STEVE GOOCH
ESTATE AGENTS | EST 1985

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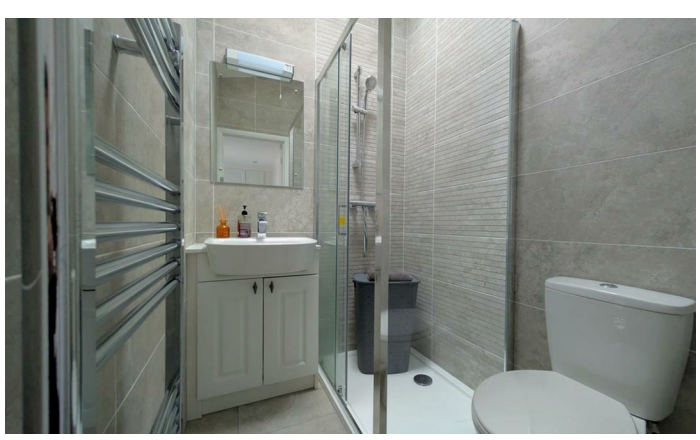
# £195,000

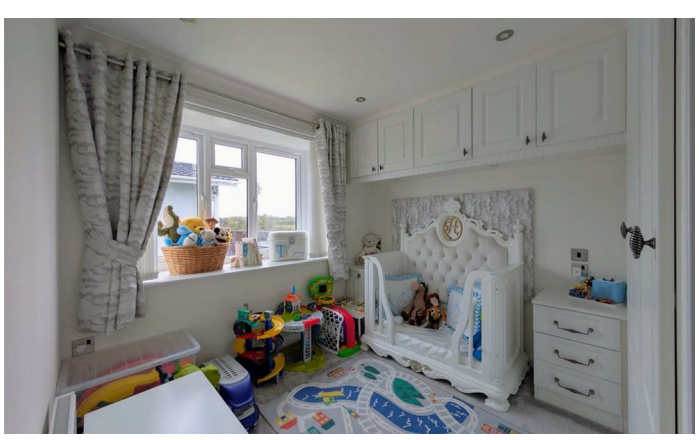
Stunning one year old 40ft x 20ft park home for the over 45's with a 19ft fitted kitchen/diner that has built in appliances, a 19ft lounge with a media wall and a flame effect fire, an en-suite shower room and block paved off road parking situated on a small well maintained site.

Accommodation comprises entrance area with a cloaks cupboard, 19ft fitted kitchen/diner, 19ft lounge, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two and the family bathroom with a white suite.

Outside you have a block paved driveway and low maintenance gardens.

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 side entrance door leads into:

## ENTRANCE AREA
Single radiator, tiled floor, built in cloaks cupboard with a single radiator, opening into:

## KITCHEN/DINER
19' x 16'1 (5.79m x 4.90m )
Base and wall mounted units, quartz worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, tiled splashbacks, built in fridge/freezer, electric double oven, ceramic hob with extractor hood over, dishwasher, washing machine and tumble dryer, cupboard housing the Calor gas fired combination boiler, tiled floor, space for table and chairs, two double radiators, downlighters, upvc double glazed window to side elevation, matching door to side elevation, opening into:

## LOUNGE
19' x 9'8 (5.79m x 2.95m)
Media wall with a real flame effect electric fire, tv point, two double radiators, vaulted ceiling with downlighters, upvc double glazed window to side elevation overlooking the surrounding area.

## INNER HALLWAY
Access to a boarded loft space via a pull down ladder, coved ceiling with a downlighter.

## BEDROOM 1
10'6 x 9'12 (3.20m x 2.74m)
Built in wardrobe, coved ceiling with downlighters, double radiator, tv point, upvc double glazed window to side elevation, through to:

## EN-SUITE SHOWER ROOM
5'9 x 4'7 (1.75m x 1.40m)
Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, shaver point, fully tiled walls, tiled floor, downlighters, extractor fan, Velux roof light.

## BEDROOM 2
9'4 x 8'6 (2.84m x 2.59m)
Built in wardrobes, radiator, coved ceiling with downlighters, upvc double glazed window to side elevation.

## BATHROOM
6'3 x 5'7 (1.91m x 1.70m)
White suite comprising panelled bath with a mixer tap, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, tiled floor, single radiator, downlighters, extractor fan, upvc double glazed window to side elevation.

## OUTSIDE
To the front there is garden that is laid to astroturf and to the side there is block paved off road parking, gravelled and astroturf areas.

To the rear there is a paved area.

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

## WATER RATES
To be confirmed.

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

## 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.

## 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.