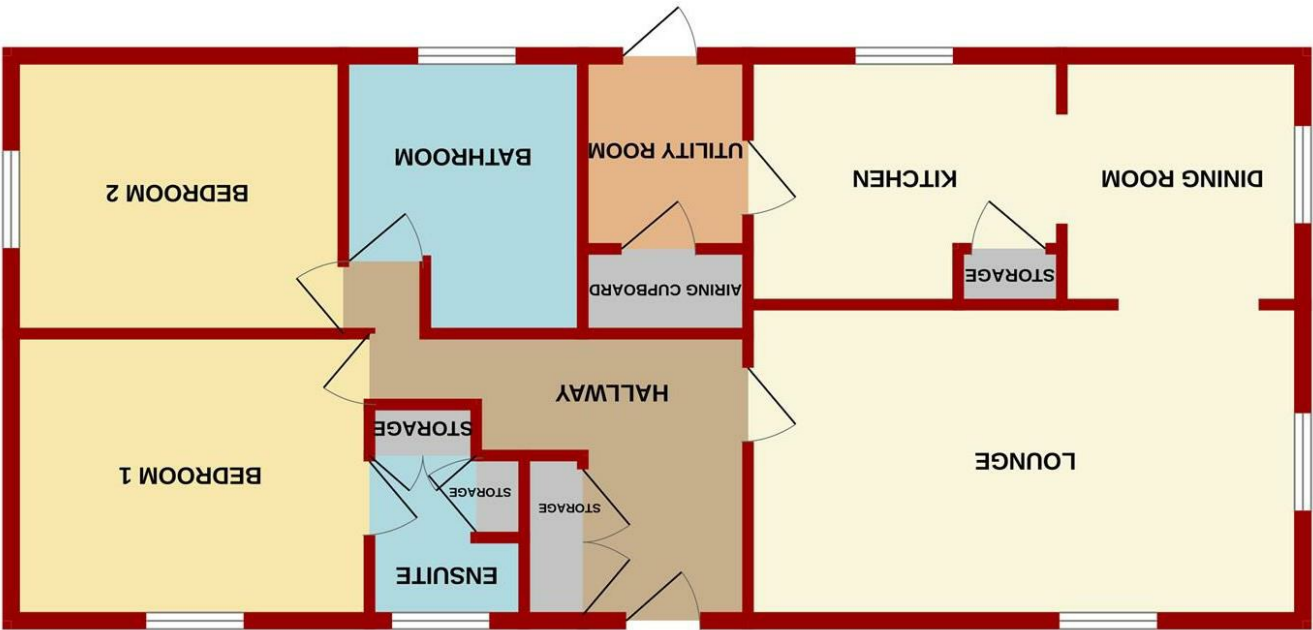




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR



4 Odessa Park Gloucester Road
Tewkesbury GL20 7DA



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £175,000

A SPACIOUS TWO DOUBLE BEDROOM DETACHED PARK HOME FOR THE OVER 50's with DISABILITY ACCESS RAMP, having MASTER EN-SUITE, MODERN KITCHEN AND BATHROOM, GREAT PRESENTATION THROUGHOUT, GENEROUS ENCLOSED GARDENS and OFF ROAD PARKING.

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.



Enter the property via side aspect UPVC double glazed door into:

ENTRANCE HALL
Double radiator, double doors to storage cupboard, thermostat control, Open Reach point, full height frosted window. Door to:

LOUNGE
18'9 x 10'8 (5.72m x 3.25m)
Fireplace housing electric fire, two single radiators, wall light fittings, front and side aspect bay windows with lovely views towards Cleeve Hill. Arched opening through to:

DINING ROOM
8'4 x 8'2 (2.54m x 2.49m)
Laminate flooring, single radiator, front aspect bay window with lovely views towards Cleeve Hill. Arched opening to:

KITCHEN
10'3 x 8'5 (3.12m x 2.57m)
Modern fitted kitchen with a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include four ring NEFF gas hob, electric oven, free standing fridge / freezer, one and a half bowl stainless steel sink with mixer tap, door to boiler cupboard housing Vaillant gas-fired combi boiler, side aspect window. Door to:

UTILITY ROOM
6'6 x 5'0 (1.98m x 1.52m)
Worktop space with single drainer sink, base and wall mounted units with plumbing for washing machine and dishwasher, half glazed UPVC double glazed door to the gardens. Door to airing cupboard.

BEDROOM 1
12'0 x 9'5 (3.66m x 2.87m)
Double radiator, USB power points, side aspect window. French doors leading to:

EN-SUITE
5'4 x 4'7 (1.63m x 1.40m)
Vanity wash hand basin with mixer tap and cupboard below, WC, double and single wardrobe offering potential for shower unit (if required), single radiator, side aspect frosted window.

BEDROOM 2
11'5 x 9'5 (3.48m x 2.87m)
'His' and 'Hers' double wardrobes, built-in chest of drawers, double radiator, rear aspect window.

SHOWER ROOM
9'5 x 8'0 (2.87m x 2.44m)
Double shower cubicle accessed via sliding glazed screen, recently installed Mira Jump electric shower, large sink unit with mixer tap and cupboards below, WC, radiator, shaver point, side aspect frosted window.

OUTSIDE
To the front of the property, there is a low maintenance landscaped garden area with astro turf lawn, central circular patio area, gravelled beds surrounding, planted beds with shrubs and flowers.

There is an allocated parking space to the front.

A pathway with ramp and rail, gives access to the utility door. To the other side of the property, steps with a rail lead to the main front door which has outside lighting and power points.

The side garden is laid to lawn with gravelled area and patio seating area beyond. The rear of the property is laid to patio with sheds and storage.

To the other side of the property, there is a paved patio area with planted beds, enclosed by wrought iron fencing and brick walling. There is an outside water tap and the garden offers very good levels of privacy.

SERVICES
Mains water and electricity, septic tank, mains gas central heating.

AGENT'S NOTE
Ground rent payable of £158 per calendar month.

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
Severn Trent - £165 PA.

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

TENURE
Leasehold in perpetuity.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
The site is located on the A38 heading south from Tewkesbury towards Gloucester. From the A38, turn left where it is signposted Bishops Cleeve at the crossroads and the golf course and driving range by where the Odessa Inn is and turn left. The park can be found on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).