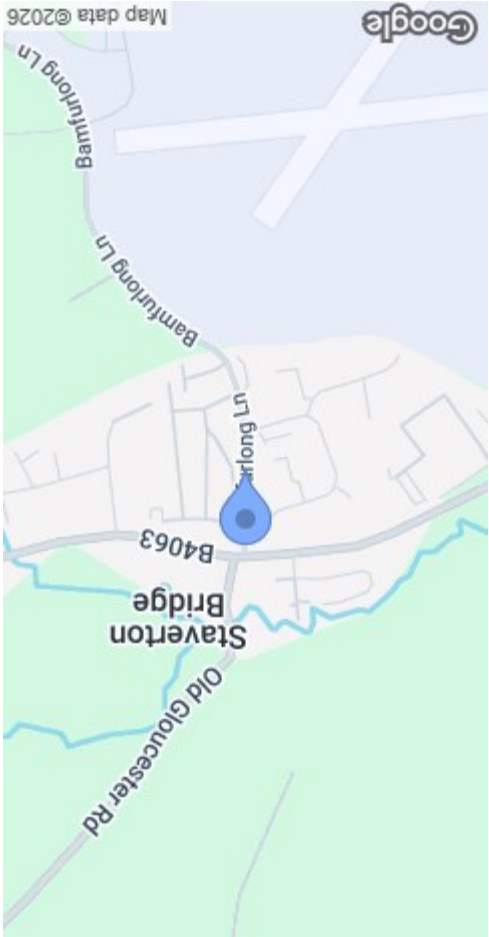


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£95,500

Chain free two bedroom park home for the over 45's that offers mains gas fired central heating, fitted kitchen units, a driveway providing off road parking and is situated within this small popular site on the outskirts of Cheltenham.

Accommodation comprises hallway, lounge with a bow window, kitchen with fitted units and the combi boiler, bedroom one, bedroom two and the shower room.

Outside of the property you have a driveway providing off road parking and a garden with two sheds.

Cheltenham is a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It's also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium.



Upvc double glazed side entrance door leads into:

ENTRANCE HALLWAY

Single radiator, upvc double glazed window to side elevation.

KITCHEN

9'7 x 9'5 max (2.92m x 2.87m max)

Base and wall mounted units, laminated worktops, splashbacks, single drainer stainless steel sink unit with a mixer tap, cooker with a four burner gas hob and electric double oven, microwave oven, space for fridge, plumbing for automatic washing machine, wall mounted gas fired combination boiler, single radiator, extractor fan, upvc double glazed windows to one side elevation, single glazed window to the other side.

LOUNGE

12' x 9'7 max (3.66m x 2.92m max)

Laminate flooring, single radiator, tv point, telephone point, upvc double glazed windows to side and front elevations.

BEDROOM 1

9'7 x 9'4 max (2.92m x 2.84m max)

Laminate flooring, single radiator, upvc double glazed window to rear elevation.

BEDROOM 2

7' x 6'2 (2.13m x 1.88m)

Laminate flooring, single radiator, window to side elevation.

SHOWER ROOM

6'9 x 5'7 (2.06m x 1.70m)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a gravelled garden and to the side there is a driveway providing off road parking.

To the rear there are further gardens with two storage sheds.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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.

LOCAL AUTHORITY

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

TENURE

Leasehold.

PITCH FEES

£118.00 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 Churchdown proceed along the Cheltenham Road East into Staverton turning right into Bamfurlong Lane then left into Staverton Park where the property can be located.