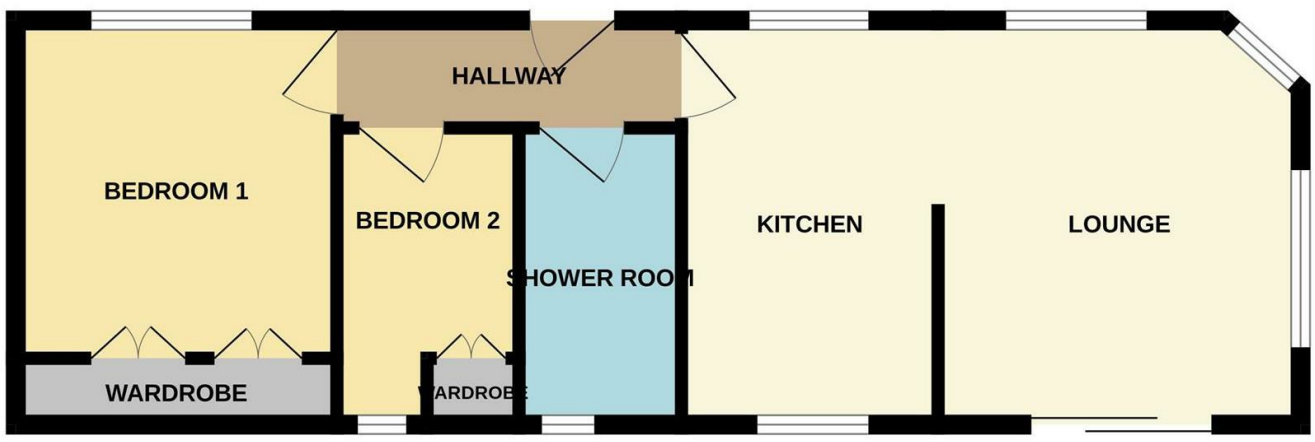
STEVE GOOCH
ESTATE AGENTS | EST 1985

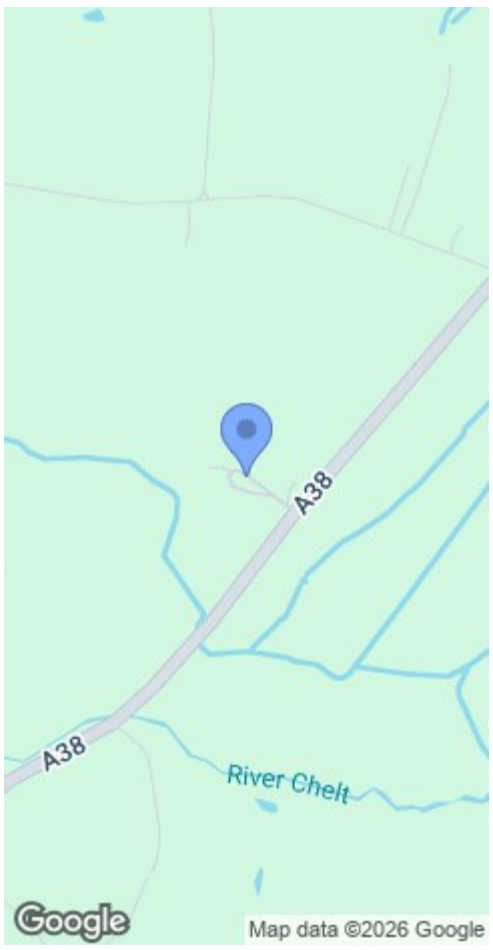
# 25 Fieldview Park
The Leigh, Gloucester GL19 4AA






TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

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.
Made with Metropix ©2026




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.

# £130,000

High Quality Brand New two bedroom park home for the over 45's situated on a small very well maintained site with great access to Cheltenham and Gloucester.

Accommodation comprises hallway, 12ft lounge with patio doors, 12ft fitted kitchen with built in appliances, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes and the shower room with a double walk in enclosure.

Outside you have a block paved driveway and a gravel rear garden.

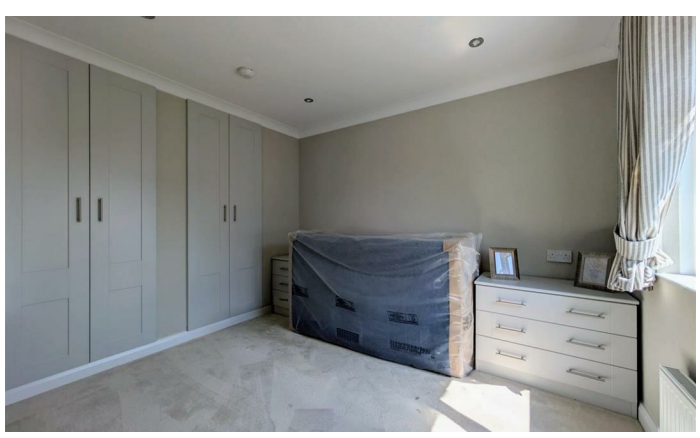
The Leigh is a sought-after and picturesque village positioned on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside yet ideally located for easy access to the centres of Cheltenham, Gloucester, and Tewkesbury.

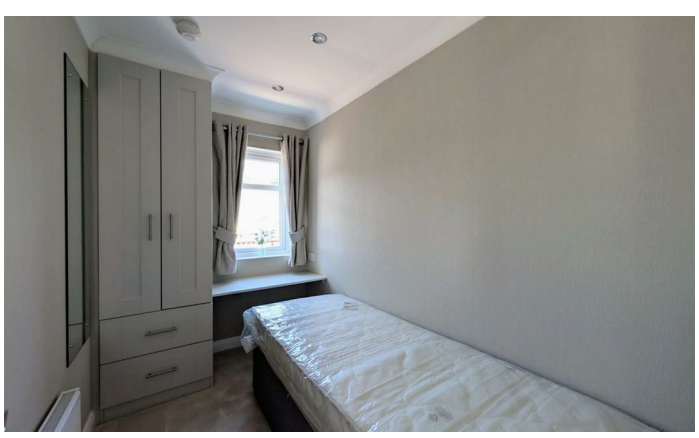














Upvc double glazed front door leads into:

## ENTRANCE HALLWAY
Double radiator, coved ceiling with downlighters.

## KITCHEN
12'10 x 7'5 (3.91m x 2.26m)
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 oven, four burner calor gas hob, extractor hood, washing machine and a fridge/freezer, cupboard housing the calor gas fired combination boiler, downlighters, upvc double glazed windows to front and rear elevations.

## LOUNGE
12' x 10'8 max (3.66m x 3.25m max)
Log effect electric fire, single radiator, double radiator, coved ceiling, upvc double glazed windows to front and side elevations, matching patio doors to rear elevation.

## BEDROOM 1
10'1 x 9'6 max (3.07m x 2.90m max)
Built in wardrobes, coved ceiling with downlighters, single radiator, upvc double glazed window to front elevation.

## BEDROOM 2
9' x 5'4 max (2.74m x 1.63m max)
Built in wardrobe, single radiator, coved ceiling with downlighters, access to loft space, upvc double glazed window to rear elevation.

## SHOWER ROOM
8'6 x 4'8 (2.59m x 1.42m)
Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, tiled floor, fully tiled walls, downlighters, extractor fan, upvc double glazed window to rear elevation.

## OUTSIDE
To the front there is block paved off road parking and an astroturf garden.

To the rear there is an enclosed garden with gravel, external water supply and power supply.

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

## 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
£215.00 Per Calendar Month.

## AGENTS NOTE
10% to site owner on re-sale.

## 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.

## 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.