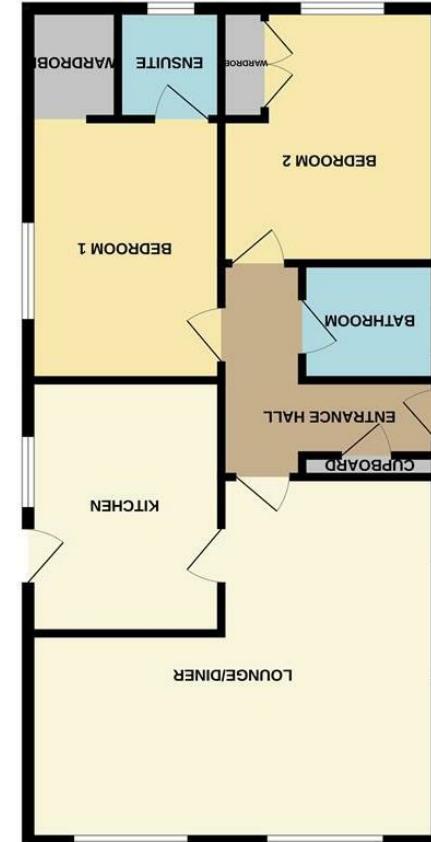
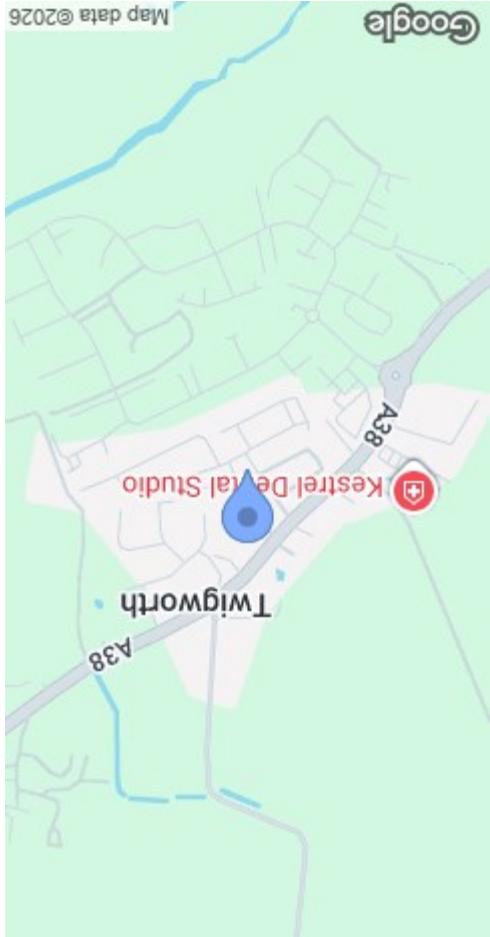


All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate and not been tested and it cannot be inferred that any items shown are included in the sale.

Large scale sketch or drawing. To be treated as a guide only. The dimensions, positions and proportions shown are not exact and are given as a rough guide only. Measurements are approximate. The services, fittings and fixtures shown have not been tested and no guarantee is given as to their adequacy or fitness for purpose. Details, dimensions, rooms and any other items are approximate and no responsibility is taken for any errors. While every reasonable care has been taken to ensure the accuracy of the design and description given, measurements



GROUND FLOOR



4 Kings Acre Orchard Park
Twigworth, Gloucester GL2 9QX

 STEVE GOOCH
ESTATE AGENTS | EST 1985

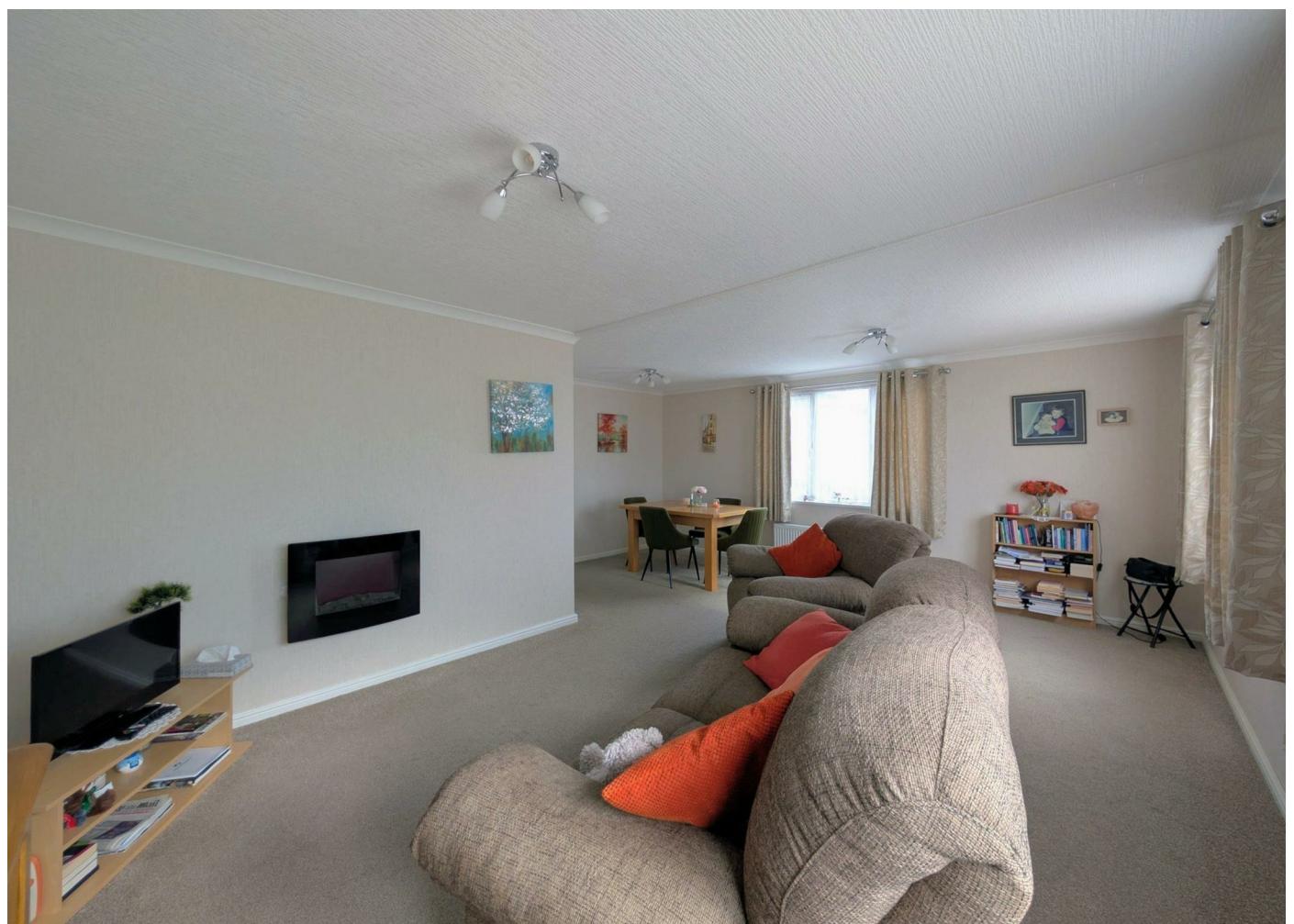
£175,000

Spacious well presented 40ft x 20ft park home for the over 50's with gas fired central heating, upvc double glazing, an en-suite shower room and a single garage situated within a desirable site that has good access to Cheltenham and Gloucester.

Accommodation comprises hallway with a cloaks cupboard, spacious open plan lounge/diner, fitted kitchen with built in appliances, bedroom one with a walk in wardrobe and en-suite shower room, bedroom two with fitted wardrobes and the bathroom with a white suite.

Outside you have a block paved driveway leading to the single detached garage and low maintenance gardens that are laid to lawn.

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.



Upvc double glazed side entrance door leads into:

ENTRANCE HALLWAY

Single radiator, built in cloaks cupboard, coved ceiling, through to:

LOUNGE/DINER

19'2 x 17'2 max (5.84m x 5.23m max)

Two double radiators, tv point, coved ceiling, space for table and chairs, upvc double glazed bow windows to front elevation, matching window to side elevation, through to:

KITCHEN

11'3 x 9'2 (3.43m x 2.79m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a chrome mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for a fridge/freezer, breakfast bar, cupboard housing the gas fired combination boiler, coved ceiling, upvc double glazed window and door to side elevation.

BEDROOM 1

15'7 x 9'3 max (4.75m x 2.82m max)

Walk in wardrobe recess with hanging space and shelving, double radiator, coved ceiling, upvc double glazed window to side elevation, through to:

EN-SUITE SHOWER ROOM

5'3 x 4'9 (1.60m x 1.45m)

Corner shower enclosure and unit, low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan, coved ceiling, upvc double glazed window to rear elevation.

BEDROOM 2

10'4 x 9'2 max (3.15m x 2.79m max)

Double built in wardrobe, double radiator, upvc double glazed window to rear elevation.

BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

White suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, double radiator, coved ceiling, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a garden which is laid to lawn. At the side there is a block paved driveway providing off road parking which in turn leads to a:

SINGLE DETACHED GARAGE

15'8 x 9' (4.78m x 2.74m)

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

To the rear there is an enclosed garden which is laid to lawn with a paved area currently used as a bin store.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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

£245.00 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 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 into The Bramleys then left again into Kings Acre where the property can be located on the left hand side.