



39 Staverton Park

Staverton, Cheltenham, Glos GL51 6TB



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Residential Sales | Residential Lettings | Auctions | Surveys

£65,000

EPC rating

One bedroom park home for the over 45's that would benefit from refurbishment which has gas fired central heating, a paved garden and off road parking situated within a pleasant site.

Accommodation comprises entrance hallway/study, fitted kitchen, lounge, bedroom and the shower room.

Outside of the property you have off road parking and low maintenance gardens.

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 French doors lead into:

ENTRANCE HALLWAY/STUDY 9' x 5' (2.74m x 1.52m)

Laminate flooring, coved ceiling, wall light.

KITCHEN 9'8 x 7'6 (2.95m x 2.29m)

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for washing machine, breakfast bar, laminated flooring, wall mounted gas fired combination boiler, window to side elevation.

INNER HALLWAY

Single radiator, partially glazed door to side elevation.

LOUNGE 12'8 x 8'5 (3.86m x 2.57m)

Double radiator, coved ceiling, bow window to front elevation, window and door to side elevation.

BEDROOM 9' x 7'4 (2.74m x 2.24m)

Built in wardrobe, single radiator, window to side elevation.

SHOWER ROOM 7' x 5' (2.13m x 1.52m)

Corner shower cubicle and unit, low level w.c., wash hand basin with a mixer tap, single radiator, tiled floor, extractor fan, window to side elevation.

OUTSIDE

There is a driveway providing off road parking. Steps lead up to French doors, paved patio and storage shed.

SERVICES

Mains water, electricity, gas and drainage.

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

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold.

PITCH FEES

£160.00 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.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



TOTAL FLOOR AREA: 193 sq. ft. (22.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of area, volume, weight and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown here are not intended as a guarantee of their operation or delivery to the buyer.
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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.

