



88 Staverton Park  
Staverton, Cheltenham, Glos GL51 6TD



£85,000

Two bedroom park home for the over 45's that would benefit from refurbishment which has upvc double glazing, gas fired central heating, a fitted kitchen with built in appliances and off road parking situated within a pleasant site.

Accommodation comprises hallway, lounge with bow windows, fitted kitchen, bedroom one, bedroom two and the bathroom with a white suite.

Outside of the property you have a block paved driveway and a garden with storage 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**

Coved ceiling.

**KITCHEN/DINER**

11'3 x 7'7 (3.43m x 2.31m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit, four burner gas hob, extractor hood, electric oven, built in fridge/freezer, plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, double radiator, upvc double glazed Georgian style French doors to side elevation.

**LOUNGE**

11'4 x 9'2 (3.45m x 2.79m)

Ornamental fireplace surround, double radiator, tv point, upvc double glazed bay windows to front and side elevations.

**BEDROOM 1**

11'2 x 9'1 max (3.40m x 2.77m max)

Built in wardrobes, radiator, coved ceiling, upvc double glazed Georgian style bay window to side elevation.

**BEDROOM 2**

8'4 x 4'5 (2.54m x 1.35m)

Built in wardrobe, single radiator, upvc double glazed window to side elevation.

**BATHROOM**

8'2 x 5'7 (2.49m x 1.70m)

White suite comprising panelled bath with a shower unit over, wash hand basin with a mixer tap, low level w.c., double radiator, upvc double glazed window to side elevation.

**OUTSIDE**

To the front there is a garden which is laid to lawn. To one side there is a block paved driveway providing off road parking. To the other side steps lead upto a paved patio.

To the rear there is a further garden which is laid to lawn with a garden 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**

£200.63 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.

