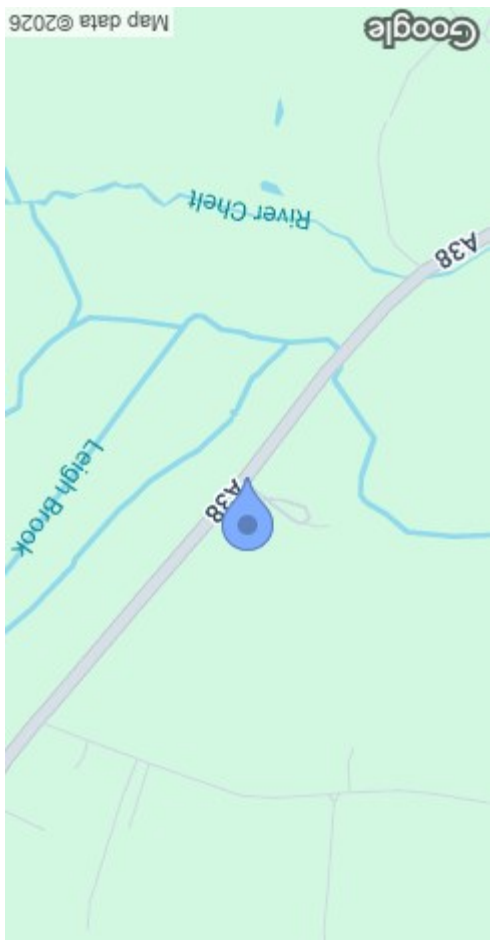
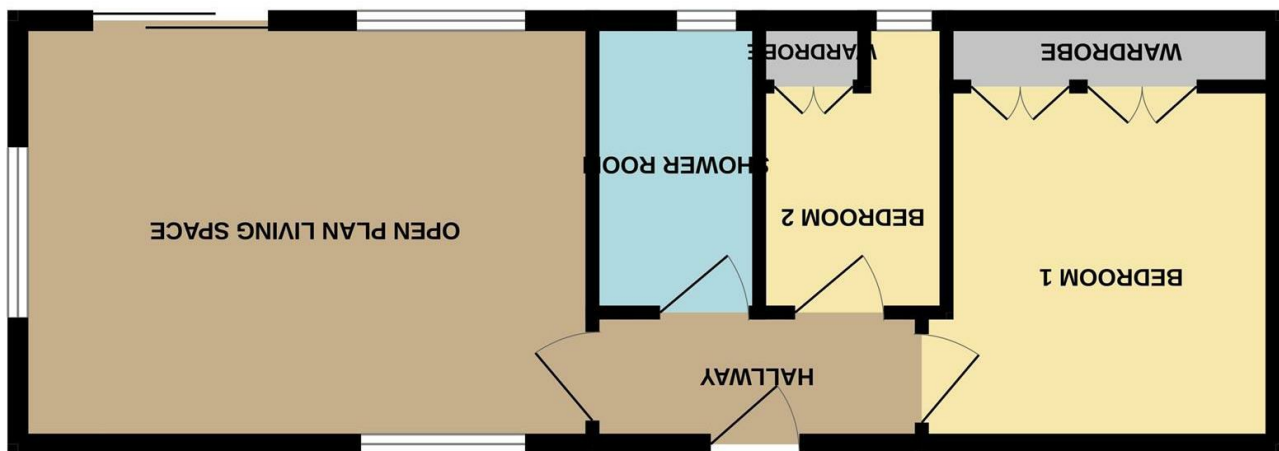




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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.

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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23 Fieldview Park  
The Leigh, Gloucester GL19 4AA



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£145,000**

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, 16ft open plan living space, 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**

Single radiator, coved ceiling with downlighters.

#### **OPEN PLAN LIVING SPACE**

16' x 12' (4.88m x 3.66m )

#### **KITCHEN AREA**

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, four burner calor gas hob and extractor hood, built in washing machine and fridge/freezer, cupboard housing the calor gas fired combination boiler, single radiator, upvc double glazed window to rear elevation.

#### **LOUNGE AREA**

Ornamental fireplace, tv point, double radiator, downlighters, upvc double glazed windows to side elevation, matching patio doors to rear elevation.

#### **BEDROOM 1**

10' x 9'3 max (3.05m x 2.82m max)

Double built in wardrobes, coved ceiling with downlighters, single radiator, upvc double glazed window to front elevation.

#### **BEDROOM 2**

8'9 x 5'4 max (2.67m x 1.63m max)

Built in wardrobe, single radiator, coved ceiling with downlighters, access into the loft space, upvc double glazed window to rear elevation.

#### **SHOWER ROOM**

8'6 x 4'7 (2.59m x 1.40m)

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, fully tiled walls, downlighters, extractor fan, upvc double glazed window to rear elevation.

#### **OUTSIDE**

There is a block paved driveway and a gravelled rear garden.

#### **SERVICES**

Mains water, electricity and drainage. Calor gas.

#### **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**

£215.00 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 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.

