



MICHAEL TUCK

The Agent with 5 star customer service



Orchard Park, Twigworth, Gloucester, GL2 9QX

2 Bedroom Detached Park Home

£158,500

Over 50's Development
40ft x 20ft Langdale
Lounge/Diner
Two Double Bedrooms
En-Suite To Master Bed

Modern Fitted Kitchen
Detached Garage
Council Tax Band A
Gas Rad C/H & UPVC D/G

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Quedgeley

Sales 01452 543200

Lettings 01452 541561





Entrance Hall

Enter via UPVC double glazed front door, doors to all rooms, recessed storage cupboard; central heating thermostat, power points, access to loft; radiator; door to rooms

Lounge Diner 19' 2" x 17' 2" (5.85m x 5.23m)

Two UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, wall mounted electric fire, two radiators, television point, power points, coving; space for dining table & chairs

Kitchen 11' 3" x 9' 3" (3.42m x 2.82m)

Obscured UPVC double glazed door to driveway, UPVC double glazed window to side aspect, range of eye and base level units with roll edge work surfaces, Stainless steel sink and drainer unit; four ring gas hob with extractor hood over, integrated electric oven, space for fridge freezer; space and plumbing for washing machine; further appliance space; power points, wall mounted combination boiler, coving; breakfast bar

Master Bedroom 10' 0" x 9' 3" (3.06m x 2.83m)

UPVC double glazed window to side aspect, radiator, power points, open to walk in wardrobe/dressing area, coving.

En-Suite

Obscured UPVC double glazed window to rear, white suite comprising of; shower cubicle with mains shower, low level WC & pedestal wash hand basin, extractor fan, laminate flooring, tiled splashbacks, coving, radiator.

Bedroom Two 10' 4" x 9' 3" (3.15m x 2.82m)

UPVC double glazed window to side aspect, radiator, power points, built in wardrobe, coving.

Bathroom

UPVC double glazed frosted window to side aspect, white suite comprising of panelled bath, low level WC & pedestal wash hand basin, radiator, extractor fan, coving, part tiled walls.

Outside

Laid to lawn to front, side and rear, driveway providing off road parking leading to:

Detached Garage

Up and over door, pedestrian door to side.

Ground Rent

£187.03 per month

DRAFT DETAILS – AWAITING APPROVAL

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

Last updated 03 December 2019