



MICHAEL TUCK
ESTATE & LETTING AGENTS



30 Norton Park, Tewkesbury Road, Gloucester

Gloucester

£75,000

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Gloucester

A TWO Bedroom Park Home manufactured in 2016 situated on the popular Norton Park development located between Gloucester, Tewkesbury and Cheltenham

Accommodation comprises of an OPEN PLAN Lounge/Kitchen with the lounge area benefiting from a full height window overlooking the countryside, kitchen with integrated Fridge freezer, TWO Bedrooms both with fitted storage, an En-SUITE WC off Bedroom One and a separate Shower Room.

The home further benefits from Central Heating and is UPVC Double Glazed throughout

Externally there is OFF ROAD Parking for two/three cars and a raised DECKING to two sides with OPEN Views across the fields to the rear

Tenure: Leasehold

- Park Home
- Two Bedrooms
- Open Plan Lounge and Kitchen
- En-Suite WC to Bedroom One
- Shower Room
- UPVC Double Glazing and Central Heating
- Raised Outside Terrace with Views across Open Fields
- Off Road Parking



Open Plan Living Area/Kitchen

18' 1" x 11' 7" (5.50m x 3.54m)

Bedroom One

9' 10" x 7' 10" (2.99m x 2.38m)

En-Suite W.C

3' 8" x 2' 6" (1.12m x 0.76m)

Bedroom Two

8' 5" x 5' 8" (2.56m x 1.73m)

Shower Room

7' 8" x 3' 5" (2.34m x 1.05m)

Outside

Raised Terrace Decking with Off Road Parking for 2/3 cars

Additional Information

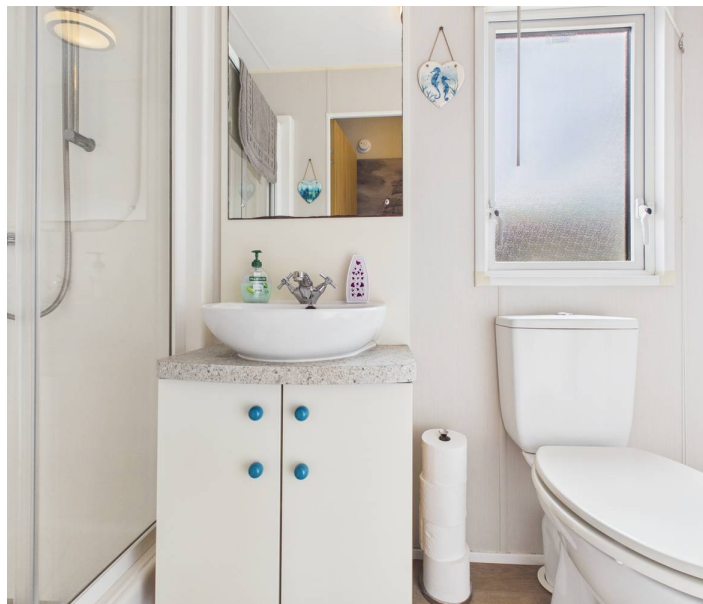
Leasehold - 10 Year Lease

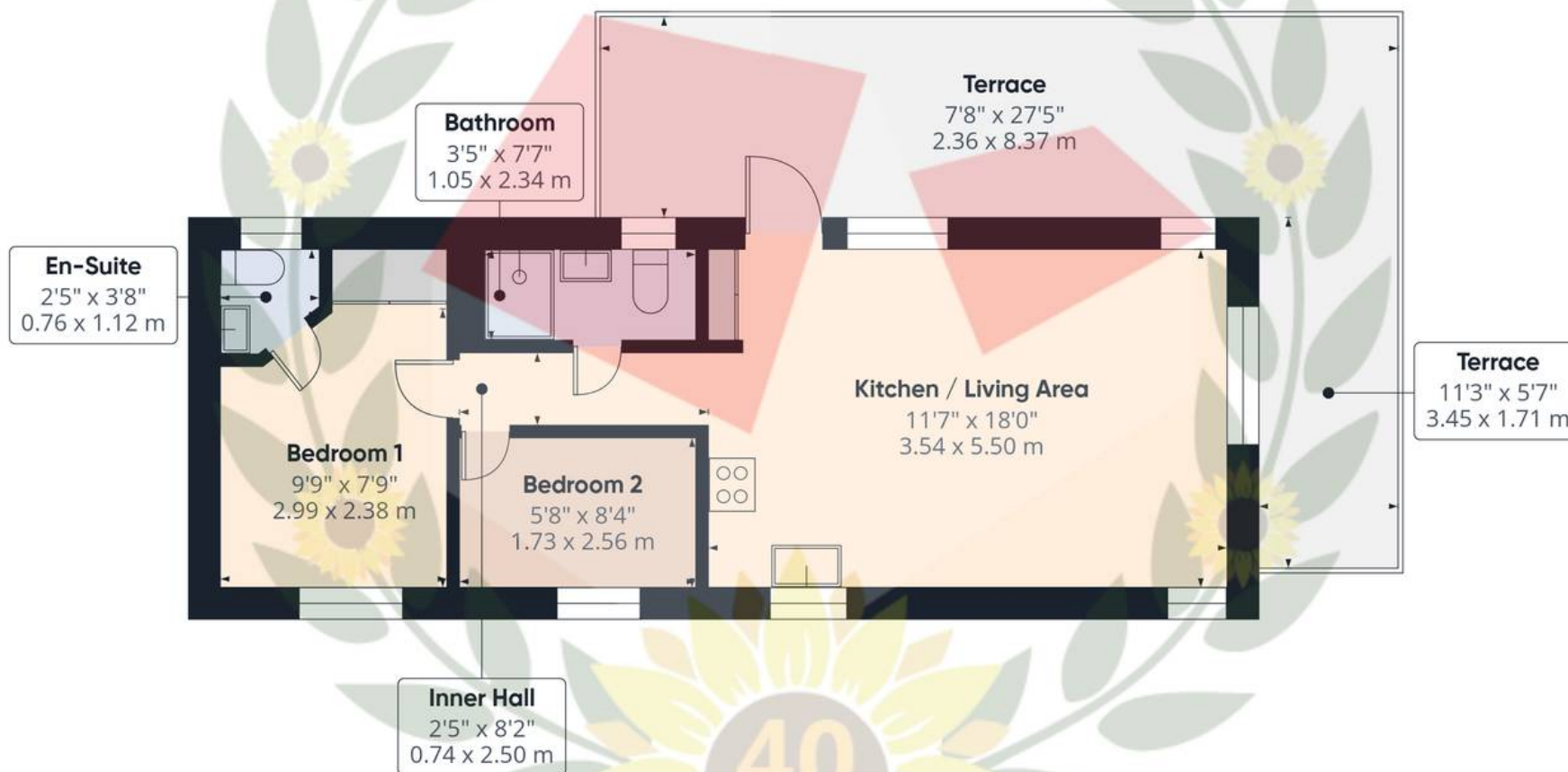
Ground Rent/Service Charge: £367 pcm - Includes Council Tax, water usage, Grounds maintenance, gardens maintenance, waste, waste removal, TV licence, sewerage

Gas - LPG Electric - Mains Water & Sewerage - Mains

Agents Note

This Park Home is licenced for use 365 days a year but an alternative main residence address is required to purchase this property





Approximate total area⁽¹⁾

400 ft²

37.1 m²

Balconies and terraces

276 ft²

25.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**40
YEARS**



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