

19 Hopeswood Park Gloucester Road
Longhope GL17 0LF

STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £115,000

A SPACIOUS TWO-BEDROOM PARK HOME for the OVER 50'S situated in a QUIET POSITION on this POPULAR AND SOUGHT-AFTER SITE, GENEROUS LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN, GARDEN with SEATING AREAS, MATURE HEDGING PROVIDING A GOOD DEGREE OF PRIVACY, USEFUL OUTSIDE STORAGE, COMMUNAL PARKING, all being offered with NO ONWARD CHAIN.

Enjoy a peaceful, low-maintenance lifestyle at Hopeswood Park, an over-50s park home development set close to the village of Longhope. Surrounded by the beautiful Gloucestershire countryside, it offers a relaxed community atmosphere while remaining within easy reach of local amenities, scenic walks and excellent road links.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.













KITCHEN
13'82 x 8'21 (3.96m x 2.44m)

LOUNGE
18'31 x 10'82 (5.49m x 3.05m)

DINING ROOM
9'69 x 6'98 (2.74m x 1.83m)

BEDROOM 1
12'53 x 9'32 (3.66m x 2.74m)

BEDROOM 2
9'46 x 7'01 (2.74m x 2.16m)

BATHROOM
Suite comprising WC, sink, bath with shower over.

OUTSIDE
To the outside, there is a paved patio area and small lawned area with a storage shed. There is communal parking near the park home.

AGENT'S NOTE
Please be aware that this property strictly for over 50's only. Please note, if you have mobility issues, that this is a sloped site with steps.

Ground rent payable at £218.29 per month.

SERVICES
Mains electric, water and drainage. LPG heating.

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
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

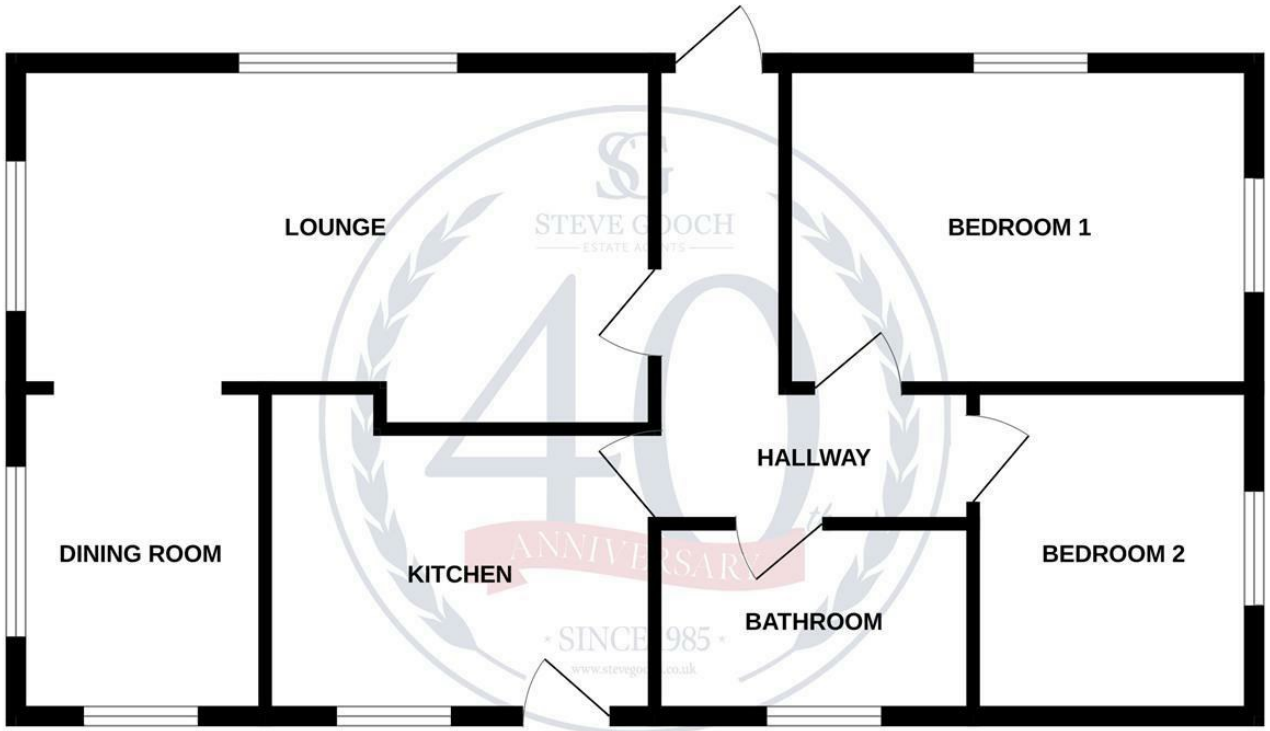
TENURE
Leasehold in perpetuity.

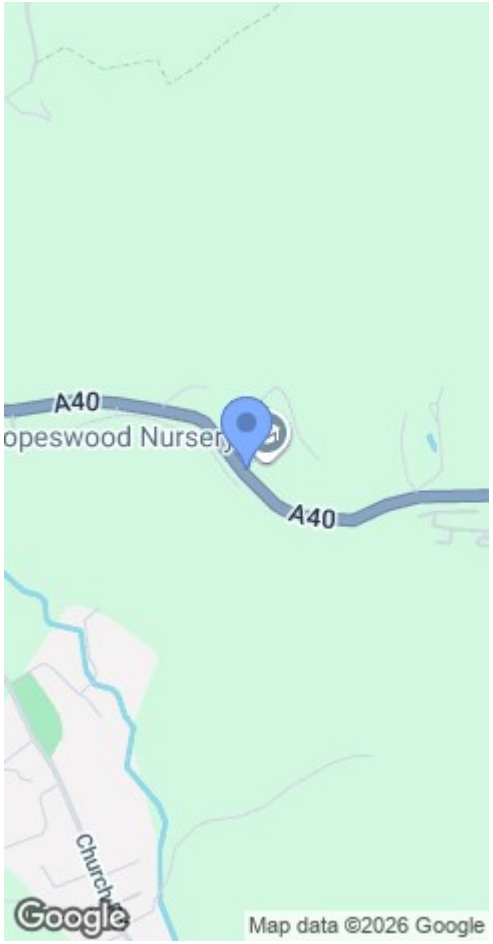
VIEWINGS
Strictly through the Landlords Agent - Steve Gooch, Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.

DIRECTIONS
From our Newent Office, proceed along the B4216 (Culver Street) towards Huntley, turning right at the A40 towards Ross-on-Wye. Proceed along for approximately two miles and Hopeswood Park can be found on the right hand side. Proceed to the top of the hill and the property is the last property on your let hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

GROUND FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.