



6 Orchard Park
Lower Apperley GL19 4DR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£57,000

A TWO BEDROOM HOLIDAY PARK HOME FOR THE OVER 55'S (ALL YEAR ROUND OCCUPATION PERMITTED) with OFF ROAD PARKING, RAISED DECK AREA WITH COUNTRYSIDE VIEWS, all being offered with NO ONWARD CHAIN.

Apperley is a very active village community set in an elevated position from the River Severn. It offer amenities to include a primary school, village hall, churches, a cricket club and there are popular inns close by.

There is a bus service to surrounding areas and the nearest train station can be found at Ashchurch (7 miles). Tewkesbury is approximately 5 miles away with access to the M5 at junction 9. Cheltenham and Gloucester are approximately 8 miles distant.





Enter the property via UPVC double glazed French doors to side aspect into:

KITCHEN / DINER

11'9 x 11'7 (3.58m x 3.53m)

Modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and splashbacks, integrated Bosch oven, integrated fridge and freezer, induction hob, splashback and extractor fan over, dining table area, inset spotlighting, side aspect window. Glazed wooden door into:

LOUNGE

14'4 x 11'8 (4.37m x 3.56m)

Electric fire, fitted unit, two single radiators, vaulted ceiling, wall light fittings, side and rear aspect windows, double opening French door to:

RAISED BALCONY

Offering lovely far reaching views over surrounding fields and countryside.

INNER HALLWAY

Spot lighting.

BEDROOM 1

11'8 x 9'5 (3.56m x 2.87m)

Built-in mirrored double wardrobe, dressing table, bedside units, two single radiators, inset spot lighting, front aspect window.

BEDROOM 2

8'4 x 5'6 (2.54m x 1.68m)

Built-in bedroom furniture, single radiator, inset spotlighting, side aspect window.

BATHROOM

10'2 x 4'3 (3.10m x 1.30m)

Modern suite comprising of a panelled bath with mixer tap and shower detachment, WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, tiled splashbacks, extractor fan, spotlighting, double doors to boiler cupboard housing the gas fired combi boiler.

OUTSIDE

To the front of the property, there is a small gravelled garden area with driveway providing off road parking for one to two vehicles with steps leading up to the raised balcony which makes the most of the lovely views.

At the bottom of the driveway, there is a metal shed with power and lighting, plumbing for washing machine. There is a bin storage facility, further gravelled area and outside lighting.

The remainder of the gardens are laid to gravel for low maintenance with vegetable garden area and all enclosed by fencing and hedging.

AGENT'S NOTE

The property is to be used as a holiday home and shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place of residence.

SERVICES

Mains water and electric, private drainage, LPG heating.

WATER RATES

Severn Trent - the ground rent includes water.

GROUND RENT

£4,400 per annum.

TENURE

Leasehold in Perpetuity.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

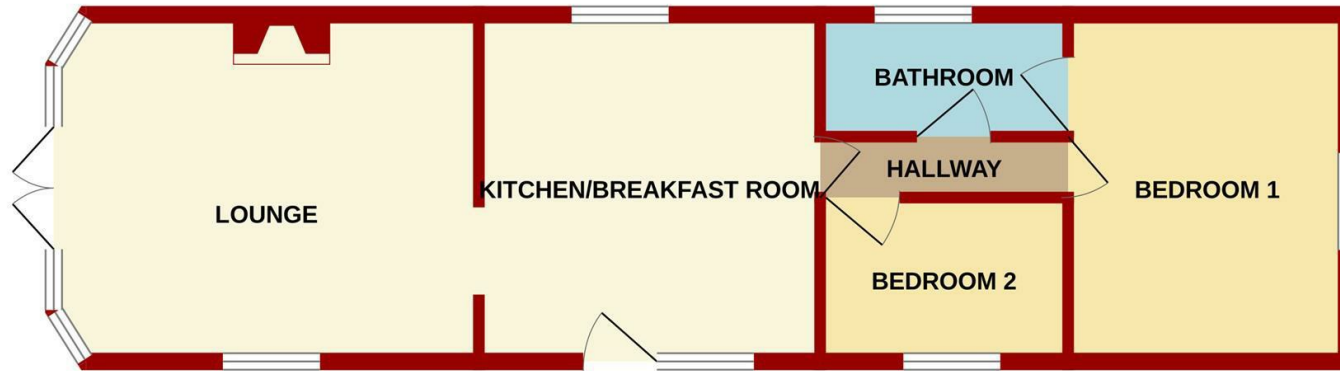
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury until you see a turning right signposted Corse Lawn and Tirley along the B4211. Turn right here and proceed along until you see a turning right signposted Tirley along the B4213. Turn right here and proceed through the village of Tirley, over the River Severn and continue along into Lower Apperley. Turn right into Orchard Park just after the Farmers Arms Public House on the right hand side. Follow the one way system in the park and the property can be found as marked by our 'For Sale' board.

PROPERTY SURVEYS

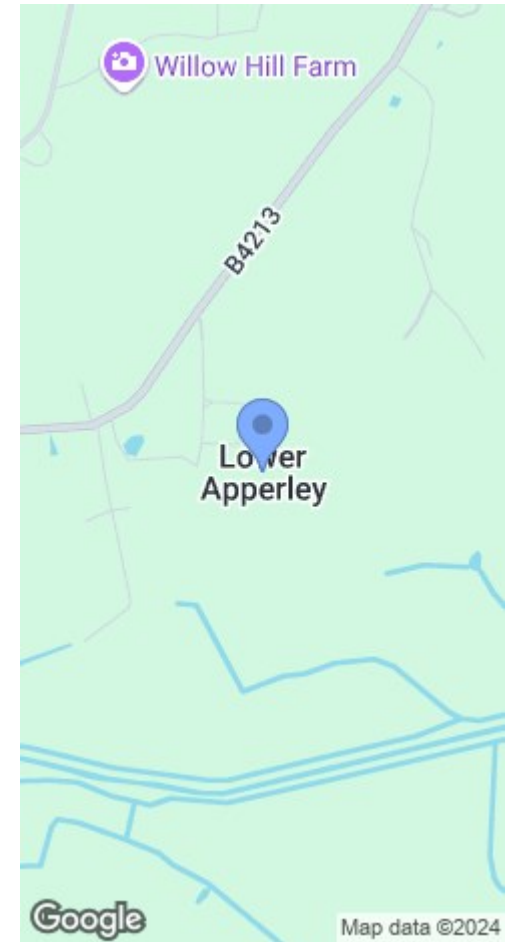
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



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.



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