



25 Orchard Park  
Lower Apperley GL19 4DR



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£70,000**

A NEWLY MODERNISED TWO BEDROOM DETACHED HOLIDAY HOME for the OVER 55's, MASTER EN-SUITE, MODERN KITCHEN and BATHROOM, NEW CARPETS THROUGHOUT, LARGE DECKED SEATING AREA, BLOCK PAVED PARKING AREA for TWO VEHICLES, 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 side aspect UPVC double glazed side door into:

### **KITCHEN / BREAKFAST ROOM**

15'8 x 7'3 (4.78m x 2.21m)

Modern fitted kitchen with a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated tall fridge / freezer, single drainer stainless steel sink unit with mixer tap, double oven with four ring gas hob and extractor fan over, plumbing for washing machine, under unit spotlighting, two side aspect windows, rear aspect window. Opening through to:

### **LOUNGE**

15'8 x 12'5 (4.78m x 3.78m)

Electric fire, TV and telephone point, radiator, thermostat control, two side aspect windows, rear aspect double opening French doors to balcony offering lovely far reaching views.

### **INNER HALLWAY**

Door to storage cupboard and door to boiler cupboard housing the Glow-Worm newly installed gas-fired boiler supplying the hot water and central heating.

### **BEDROOM 1**

9'6 x 9'4 (2.90m x 2.84m)

Fitted bedroom furniture to include wardrobes, chest of drawers and dressing area, double radiator, side aspect window.

### **EN-SUITE**

5'4 x 5'4 (1.63m x 1.63m)

Corner shower cubicle with inset shower unit, WC, wash hand basin, heated towel rail, tiled splashbacks, extractor fan, side aspect frosted window.

### **BEDROOM 2**

9'4 narrowing to 7'8 x 9'6 (2.84m narrowing to 2.34m x 2.90m)

Built-in double wardrobes and dressing table with chest of drawers, single radiator, front aspect window.

### **BATHROOM**

6'9 x 6'1 (2.06m x 1.85m)

Large double shower unit with built-in shower, concertina glazed screen, laminate splashbacks, WC, wash hand basin, storage units, side aspect frosted window.

### **OUTSIDE**

A block paved parking area for at least two vehicles with ramped access to large decked seating area. The rest of the garden is laid to lawn and has outside lighting. The property enjoys pleasant views.

### **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 electricity, septic tank, LPG heating.

### **WATER RATES**

Severn Trent - the ground rent includes the 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**

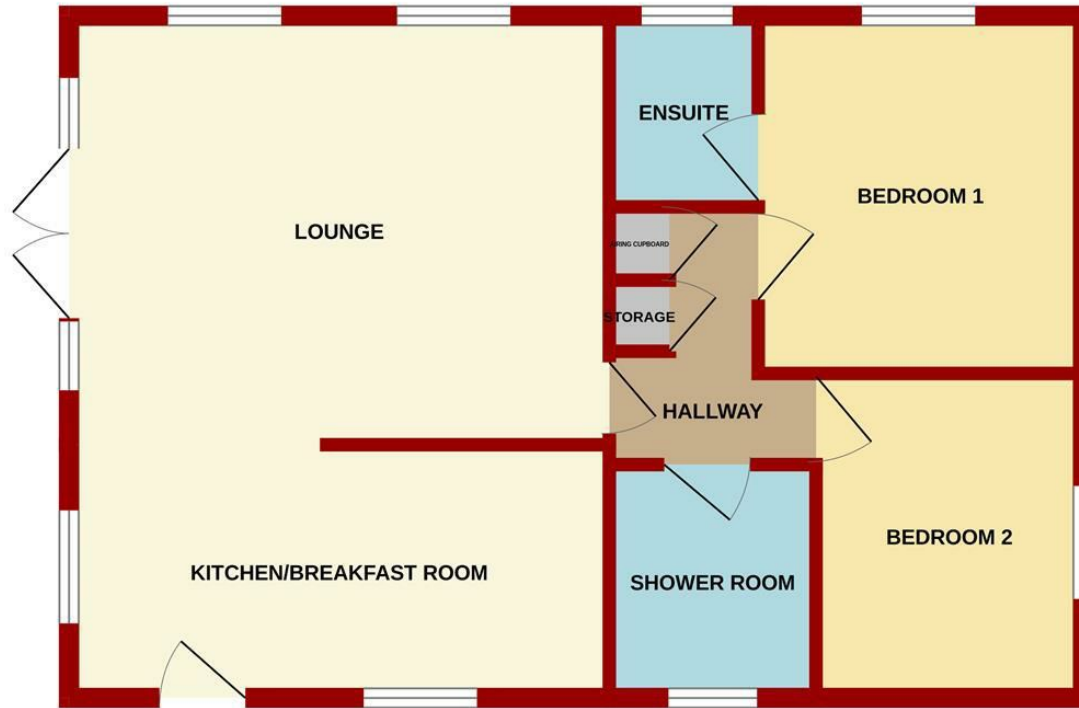
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury until you see a turning right signposted Corse Lawn and Tirley along the B4211. Turn right here and proceed along until you see a turning right signposted Tirley along the B4213. Turn right here and proceed through the village 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 where the property will be found.

### **PROPERTY SURVEYS**

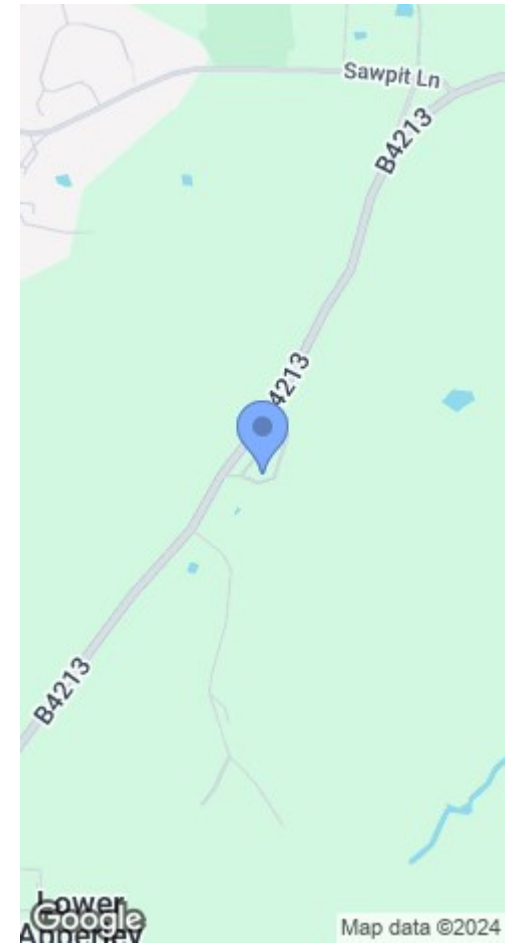
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



## 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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