



7 Bloxhams Orchard
Ashleworth GL19 4JB



STEVE GOOCH
ESTATE AGENTS | EST 1985

£250,000

A THREE BEDROOM END OF TERRACED FAMILY HOME with TWO RECEPTIONS, situated in a HIGHLY POPULAR VILLAGE LOCATION offering PLEASANT VIEWS, all being offered with NO ONWARD CHAIN and OFFERING GREAT POTENTIAL.

Ashleworth offers local amenities to include a primary school, Post Office / shop and a church.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.





Enter the property via UPVC double glazed front door into:

ENTRANCE HALL

Stairs leading off, open under stairs area, night storage heater.

CLOAKROOM

4'7 x 3'2 (1.40m x 0.97m)

WC, sink and front aspect frosted window.

LOUNGE

15'6 x 11'4 (4.72m x 3.45m)

Electric panelled radiator, front aspect window. Opening through to:

DINING ROOM

10'3 x 8'4 (3.12m x 2.54m)

Electric radiator, rear aspect French doors.

KITCHEN

10'4 x 8'8 (3.15m x 2.64m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit, four ring hob, oven and extractor fan, integrated fridge and dishwasher, tiled flooring, rear aspect window, glazed wooden door into:

UTILITY AREA

9'6 x 4'8 (2.90m x 1.42m)

Plumbing for washing machine, space for tumble dryer and free standing fridge / freezer, side aspect double glazed window and half glazed door to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, door into storage cupboard and airing cupboard with hot water tank, shelving and storage space.

BEDROOM 1

14'4 x 8'8 max into wardrobe recess (4.37m x 2.64m max into wardrobe recess)

Night storage heater, front aspect window offering lovely elevated views towards the Cotswold escarpment.

BEDROOM 2

11'7 x 9'7 (3.53m x 2.92m)

Night storage heater, rear aspect window with pleasant outlook.

BEDROOM 3

8'6 x 8'5 (2.59m x 2.57m)

Night storage heater, front aspect window with elevated views over the Cotswold escarpment.

BATHROOM

7'5 x 6'5 max (2.26m x 1.96m max)

Wood panelled bath with electric shower, sink, WC, electric room heater, rear aspect frosted window.

OUTSIDE

To the front of the property, the gardens are planted with shrubs and bushes, offering potential for a driveway, subject to the relevant planning consent. A side pathway gives pedestrian access to the rear gardens which comprise of a patio area, wooden shed, greenhouse and planted borders, outside lighting.

SERVICES

Mains water, electricity and drainage. Night storage 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 - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

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 the A417 at Hartpury, proceed along Broad Street, continue through until you come into Ashleworth with the green on your right hand side. Passing the green, and after a short distance, you will see a turning on the right into Bloxhams Orchard. Turn right here and the property will be found on the left hand side as marked by our 'For Sale' board.

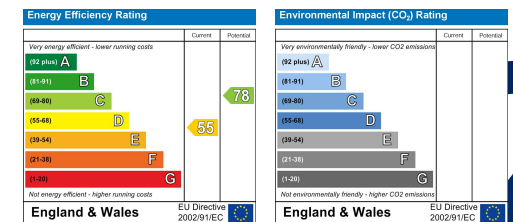
PROPERTY SURVEYS

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





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