



28 Orchard Park
Lower Apperley GL19 4DR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£80,000

A TWO BEDROOM HOLIDAY HOME (measuring 38' x 20'), FOR THE OVER 55's, COUNTRYSIDE VIEWS, OFF ROAD PARKING, 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 front door into:

KITCHEN / DINER

16'2 x 9'4 (4.93m x 2.84m)

Modern fitted kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit, integrated oven with four ring gas hob and extractor fan over, LPG boiler, plumbing for washing machine, space for free standing fridge / freezer, laminate floor, double radiator, front and side aspect window.

LOUNGE

25'3 x 9'7 (7.70m x 2.92m)

Electric fire, two radiators, front and side aspect bay windows, side aspect French doors. Door to:

INNER HALL

9'7 x 3'1 (2.92m x 0.94m)

Door to storage cupboard, thermostat controls.

BEDROOM 1

10'0 x 9'4 (3.05m x 2.84m)

Built-in wardrobe and single radiator, rear aspect window.

BEDROOM 2

10'0 x 9'5 (3.05m x 2.87m)

Single radiator, built-in wardrobe, side aspect window.

BATHROOM

8'7 x 6'4 (2.62m x 1.93m)

Panelled bath with mixer tap and shower detachment, glazed shower screen, WC, wash hand basin, double radiator, extractor fan, side aspect frosted window.

OUTSIDE

A gravelled driveway provides off road parking for two vehicles, outside tap, outside lighting, low maintenance gardens laid to lawn.

SERVICES

Mains water and electricity, private drainage, LPG heating.

GROUND RENT

£4,400 per annum.

WATER RATES

Severn Trent - the ground rent includes water.

LOCAL AUTHORITY

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

TENURE

Leasehold in Perpetuity.

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.

VIEWINGS

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

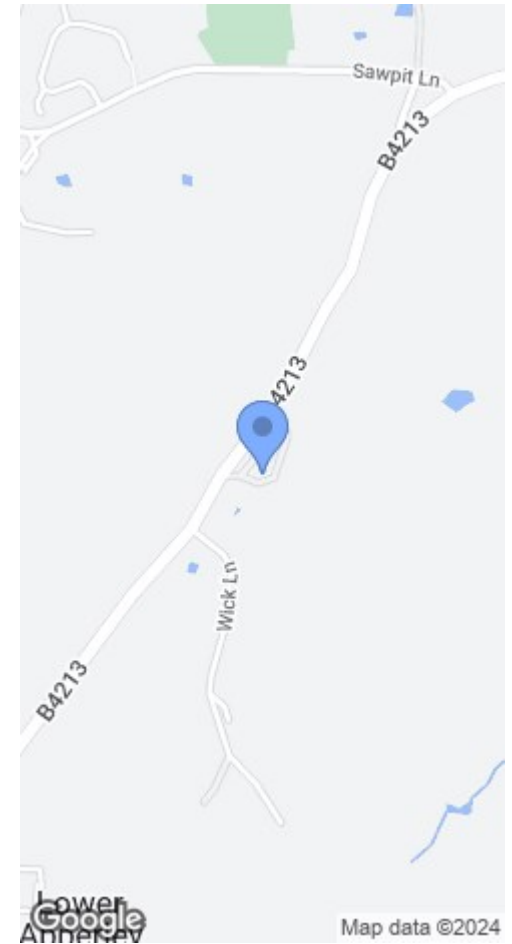
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



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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