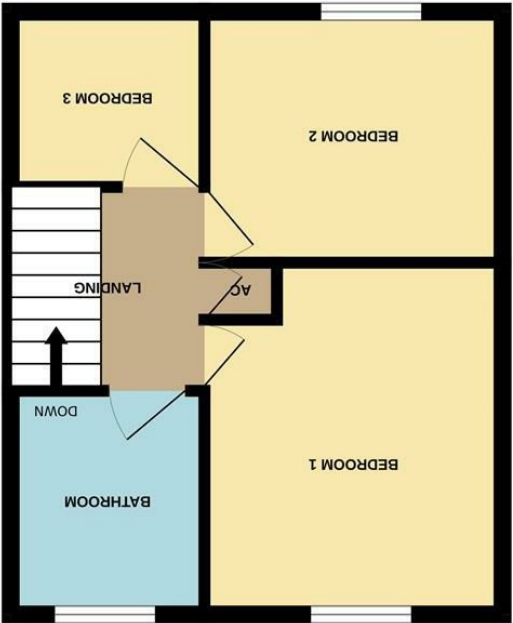
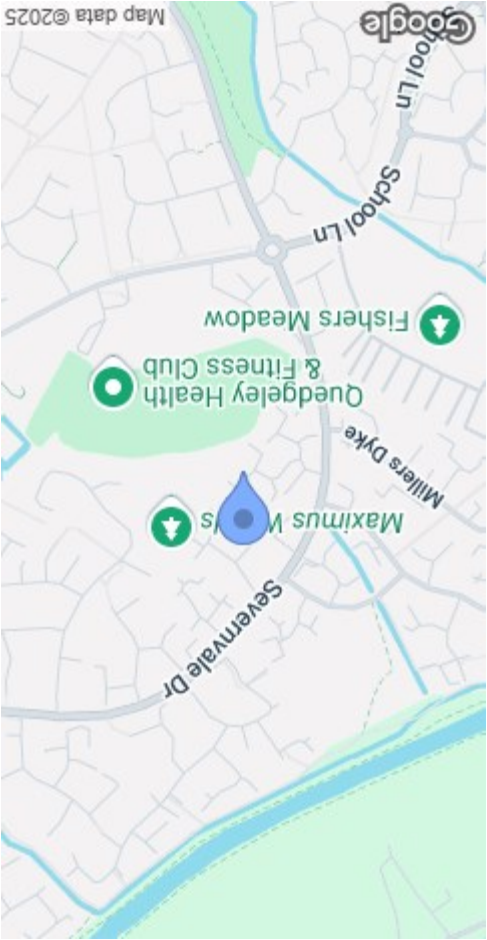
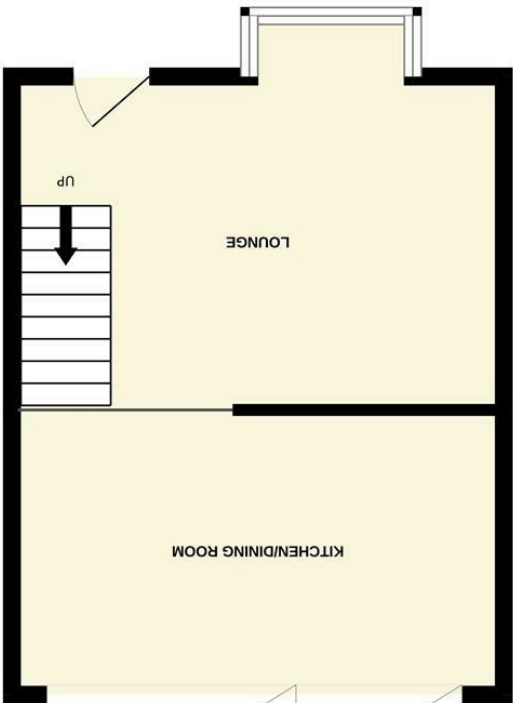


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	
Current	Future
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28
Very energy inefficient - high running costs	
Energy Efficiency Rating Legend	
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Very energy inefficient - high running costs	



1ST FLOOR



GROUND FLOOR



51 Apperley Drive
Quedgeley, Gloucester GL2 4WP

Offers Over £250,000

A beautifully renovated and presented three bedroom end of terraced property situated in this popular cul-de-sac location.

The accommodation briefly comprises lounge, kitchen/dining room, three bedrooms and modern bathroom.

The property has been sympathetically renovated by the current owners to include full re-wire, re-plastered walls and ceilings, new boiler, kitchen and re-fitted bathroom.

It additionally benefits from oak internal doors, gas fired central heating, double glazed windows and bifolding doors, attached workshop/home office lean to, private enclosed rear garden and off road parking for two vehicles.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff. The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school. The local River Severn has a tidal range which is the second highest in the world. Combined with a 'funnel' shaped estuary, this causes the incoming tide to create the world-famous Severn Bore. The tidal wave, which can move at 20 kmph and can be anything up to two metres in height, is one of Britain's most spectacular sights, drawing thousands of visitors to Gloucestershire every year.



Composite door leads into:

LOUNGE

15'5" x 12'5" (4.7m x 3.8m)

Wall mounted radiator, stairs leading off, bow window to front aspect, opening through to:

KITCHEN/DINING ROOM

15'5" x 8'6" (4.7m x 2.6m)

Howdens modern kitchen comprising of a range of base, drawer and wall mounted units, electric oven and hob with extractor fan over, built in fridge/freezer, laminate worktop, stainless steel sink unit with a touch screen tap, built in dishwasher, understairs storage, laminate flooring, bifold doors open up onto the private rear gardens.

From the lounge stairs lead to the first floor.

LANDING

Various doors leading off, airing cupboard, access into the partially boarded loft space housing the new boiler.

BEDROOM 1

9'10" x 8'10" (3m x 2.7m)

Radiator, upvc double glazed window to rear aspect.

BEDROOM 2

9'2" x 8'10" (2.8m x 2.7m)

Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 3

6'2" x 5'10" (1.9m x 1.8m)

Recess over the stairs, radiator, power points, upvc double glazed window to front aspect.

RE-FITTED BATHROOM

Modern white suite with a pedestal wash hand basin with a tiled splashback, close coupled w.c., bath with double showerhead over, tiled splashbacks, tiled flooring, opaque upvc double glazed window to rear aspect.

OUTSIDE

To the front there is a pathway leading to a front door and around to the car park. The garden is predominantly laid to lawn having mature trees, shrubs and bushes.

To the rear the garden is need of landscaping and has a private rear aspect and is all enclosed by a combination of close board and timber panelled fencing. In addition there is gated side access giving access from the side to the rear gardens and also to the car park where there is two allocated off road parking spaces.

HOME OFFICE/WORKSHOP LEAN TO

Composite construction accessed via a upvc double glazed door into the home office, power and lighting. A further door leads to a workshop also having power and lighting.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

DIRECTIONS

Proceeding from Bristol Road towards Quedgeley and at the first roundabout take the turning into Severn Vale Drive and proceed all the way along here where Apperley Drive can be found on the left hand side. Proceed into the cul-de-sac bearing round to the left where the property can be found on the right hand side.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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