



tag

estate agents



5 Severn Way, Gloucester, GL19 4DA
Asking Price £399,950

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Situation

Apperley is a charming rural village conveniently located between Tewkesbury and Cheltenham. The village has a primary school with a pre-school nearby, two churches, two pubs, and a village hall. The hall hosts various activities such as playgroup meetings, a youth club, and bowls. Additionally, there's a thriving cricket club with teams for children, ladies, and men. The club is bustling with activity during the spring and summer, and everyone is welcome to come along and enjoy a drink and watch the cricket. The village also offers parish playing fields, a tennis court, and a children's play area. Approximately 4 miles away is Tewkesbury with regular bus service in operation, which features a wide range of shops, stunning Tudor buildings, and various leisure, health, educational, and arts facilities, including schools, a theatre, hospital, swimming pool, library, and supermarkets. Its proximity to the motorway and railway station provides easy access to the rest of the country, making it an ideal hub.

PROPERTY SUMMARY

THREE BEDROOMS

Village Location

In excess of 100ft Rear Garden

Living Room

Dining Room

Modern Kitchen

Family Bathroom

Downstairs Shower Room

Double Glazing and Gas Central Heating

Council Tax Band C



Description

TAG Estate Agents is thrilled to introduce a great opportunity to own a village property in Apperley. If you've ever dreamed of raising your family in the countryside with plenty of outdoor space and beautiful walking trails right at your doorstep, then look no further.

As you step into the property, you'll find an entrance hall that leads into a cozy living room with patio doors opening into the rear garden. From the living room, a door leads to a hallway where you can access the downstairs shower room. Another door leads to the dining area, which overlooks the front garden and opens into the modern kitchen.

The first floor features three bedrooms. The main bedroom includes convenient built-in storage and a separate study/dressing room, perfect for a family setup. Bedroom two is also a spacious room with views over the front garden, while bedroom three is a cozy single room with views over the garden. A family bathroom with a bath and shower over, low-level W/C, and wash hand basin completes this floor.

Outside, there is a front garden with off-road parking for two to three vehicles, ideal for a growing family. The expansive rear garden extends over 100ft and faces east, providing ample space for children to play and explore.

The property is further complemented by Gas Central Heating and Double Glazing, ensuring a comfortable and secure environment for your family.

This property is a fantastic opportunity for a family home. Contact our office to schedule your viewing appointment and make your family's dreams come true.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

12'09 x 13'01 (3.89m x 3.99m)

Utility Room

8'10 x 5'10 (2.69m x 1.78m)

Dining Room

13'11 x 12'07 (4.24m x 3.84m)

Kitchen

9'10 x 6'03 (3.00m x 1.91m)

Shower Room

6'10 x 5'10 (2.08m x 1.78m)

Bedroom 1

13'11 x 13'00 (4.24m x 3.96m)

Study

4'10 x 10'08 (1.47m x 3.25m)

Bedroom 2

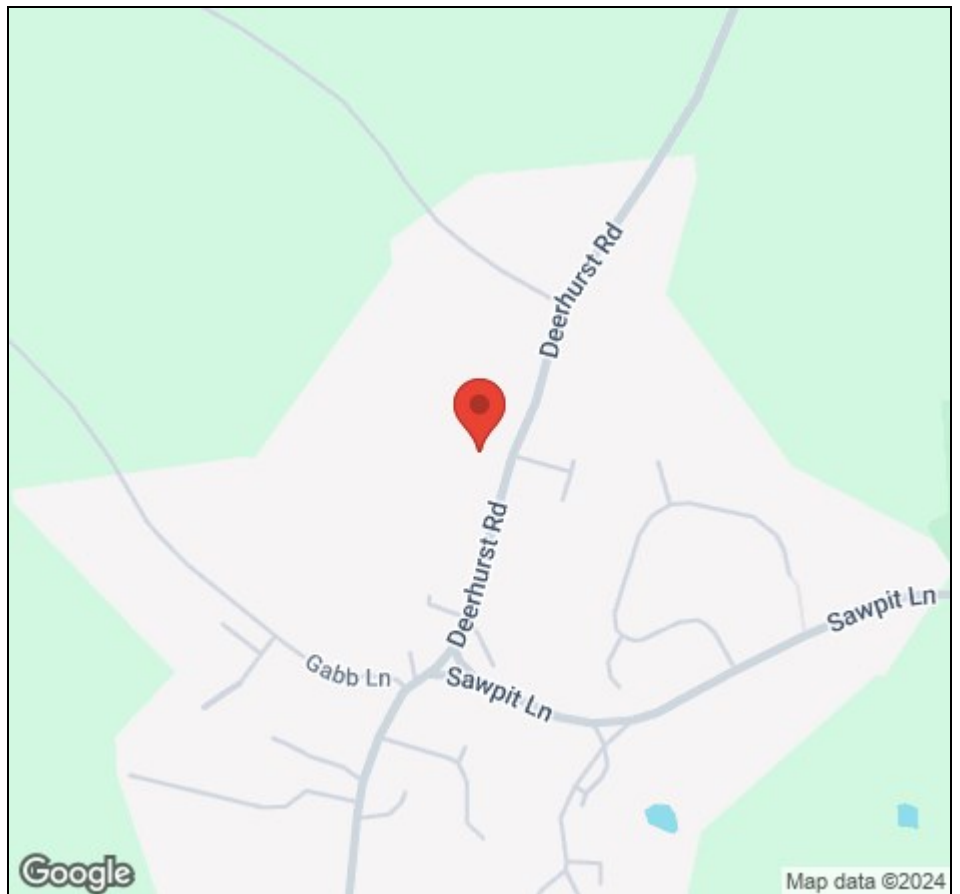
14'01 x 10'06 (4.29m x 3.20m)

Bedroom 3

9'04 x 10'07 (2.84m x 3.23m)

Bathroom

7'05 x 7'10 (2.26m x 2.39m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek

verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.