



## 44 Apperley Drive

Quedgeley, Gloucester, GL2 4WP

**Offers in excess of £205,000**



Situated in the sought-after Quedgeley area, this well-presented home is perfect for first-time buyers, downsizers, or investors. The property offers a welcoming lounge, contemporary kitchen, two comfortable bedrooms, and a family bathroom. Outside, enjoy a private garden ideal for relaxing or entertaining.

#### Area Highlights

- Schools: Outstanding-rated Field Court Junior and Good-rated Severn Vale Secondary nearby
- Transport: Excellent road links via A38 and M5 (J12), regular buses to Gloucester city centre, and easy access to Gloucester railway station
- Amenities: Tesco, Aldi, M&S, Costa, and retail parks within minutes
- Leisure: Close to Robinswood Hill Country Park, Gloucester & Sharpness Canal walks, and local sports facilities

Ideal For: First-time buyers, small families, or investors seeking a well-connected location.



## Entrance Hall

Accessed via upvc double glazed door, door to storage cupboard. Door leads off:

## Lounge / Dining Area

Television point, data point, power point, wall mounted radiator, space for dining table, stairs to landing, front aspect upvc double glazed window. Door leads off:

## Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, space for oven/ grill with four ring induction hob with extractor hood over. Space for fridge/ freezer and washing machine, Ideal gas fired combination boiler, wall mounted radiator, rear aspect upvc double glazed window and further rear aspect upvc double glazed door leading to garden.

## Landing

Power points, wall mounted radiator, access to loft via hatch. Doors lead off:

## Bedroom One

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

## Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

## Bathroom

Suite comprising low level wc, panelled bath with shower and taps over, pedestal wash hand basin with taps over, partly tiled walls, wall mounted radiator, vinyl flooring.

## Outside

To the front of the property a small courtyard garden is enclosed by a low level wooden fence. An allocated parking space provides parking for one vehicle. A further allocated parking space is to the side of the property.

To the rear of the property a patio leads down to a garden mainly laid to lawn which is enclosed by wooden fencing.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage.

## Local Authority

Gloucester City Council

Tax Band: B

## Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 [WWW.MWEA.CO.UK](http://WWW.MWEA.CO.UK)

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW