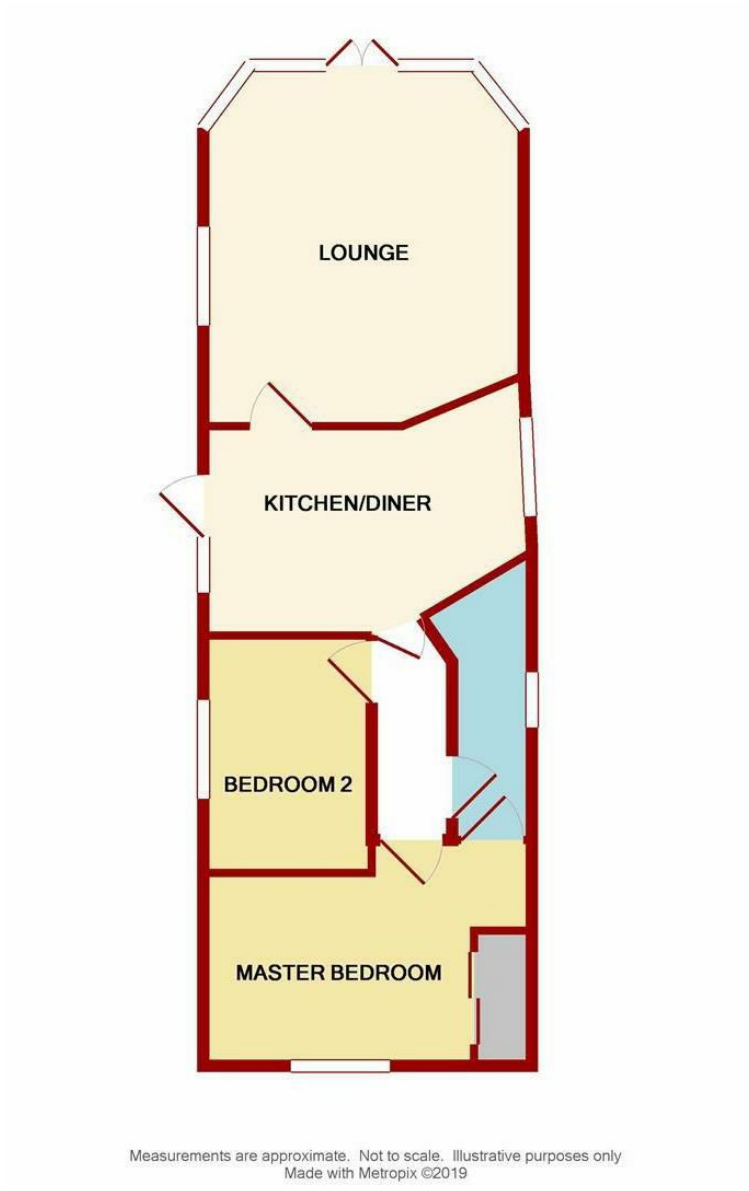
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Lower Appertley, Appertley GL19 4DR

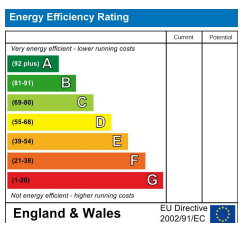
STEVE GOOCH
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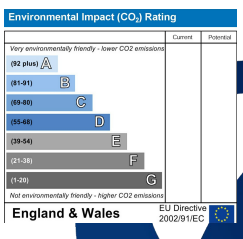




Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance 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.

Guide Price £45,000

A TWO BEDROOM HOLIDAY PARK HOME FOR THE OVER 55'S (ALL YEAR ROUND OCCUPATION PERMITTED) with OFF ROAD PARKING, RAISED DECK AREA WITH COUNTRYSIDE VIEWS, 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.

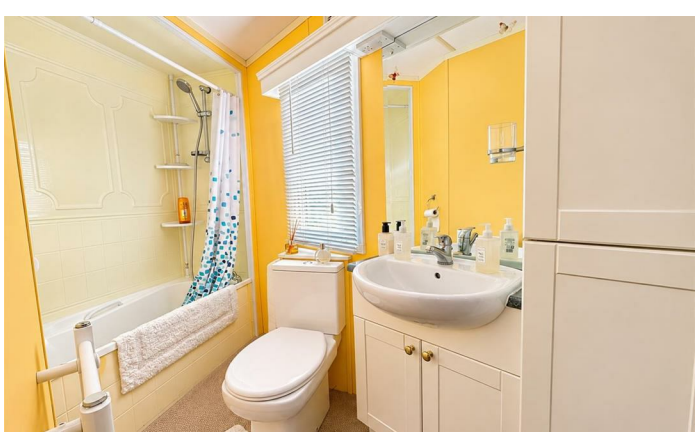














Side aspect double glazed front door gives access into kitchen:

KITCHEN / BREAKFAST ROOM
11'8" x 11'7" (3.56m x 3.53m)
Modern kitchen with a range of base and wall units, laminated work tops, tiled splash backs, integrated Siemans double oven, microwave, under counter fridge and freezer, single drainer stainless steel sink, mixer tap, side aspect window, glazed wooden door leads into:

LOUNGE
14'5" x 11'8" (4.39m x 3.56m)
Electric fire, built-in storage cupboards, wall light fittings, side and rear aspect windows, double opening French doors from the lounge lead onto a raised balcony, enjoying beautiful views over surrounding countryside.

Door from Kitchen/Breakfast room leads into inner hallway, thermostat controls, door to bedroom one.

BEDROOM ONE
11'8" x 9'4" (3.56m x 2.84m)
Built-in triple mirrored wardrobe, dressing table area. radiator, spot lighting, front aspect window. Jack and Jill door into the bathroom.

BATHROOM
10' x 4'3" (3.05m x 1.30m)
Secondary access via the hallway, Panelled bath, mixer tap with shower attachment, WC, wash hand basin, cupboard below, built-in cupboards, heated towel rail, extractor fan, side aspect frosted window.

BEDROOM TWO
8'5" x 5'6" (2.57m x 1.68m)
Single radiator, dressing table, built-in storage, side aspect window.

OUTSIDE
To the front a paved driveway, off road parking for two cars, gated access then leads into side garden area with block paved pathway steps leading up to front door, small lawn area and block paved pathway leads down the side to the rear, metal storage shed with power, and plumbing for the washing washing. Pathway continues to the rear to a further lawned area beyond the raised deck, the other side of the property is a strip of lawn, gas bottles for central heating.

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.

SERVICES
Mains water and electric, private drainage, LPG 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 - the ground rent includes water.

LOCAL AUTHORITY
Council Tax Band: EXEMPT
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

GROUND RENT
£5,300 PA from March 2027.

TENURE
Leasehold in Perpetuity.

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 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 number nine is the last property on the right on the bottom road.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.