



ESTATE AGENT  
IN GL17-20

**Apperley**

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# 11 Ringers Close, Apperley, GL19 4DF

Located within the heart of this popular village positioned between Tewkesbury, Gloucester and Cheltenham, this is a beautifully presented and extended semi-detached home.

Briefly the accommodation comprises of an entrance porch which leads on the right to a lounge with attractive fireplace housing a log burner. An archway leads through to the orangery benefitting from double doors out to the garden and which the vendors currently use as their dining room.

The orangery has a door leading into the boot room which in turn leads out to the garden.

To the left of the hallway is the kitchen which is fitted with a range of wall and base units. Double doors lead into the dining room which is currently arranged as a sitting room with the advantage of an inset modern gas fire and an archway leading into the conservatory – the perfect space in which to enjoy this home's private position.

Completion the accommodation on the ground floor is a utility room and wc.

On the first floor there are three double bedrooms; a shower and a bathroom.



Outside the gardens wrap around the three sides of the property with gates leading to the rear. The rear garden is laid predominantly to lawn with mature hedged boundaries, planted beds and patio areas.

The property benefits from gas central heating and double-glazed windows

Apperley is a popular village location benefitting from a primary school, a couple of public houses, an active sports and social scene, with both football and cricket pitches; a pretty village green with duck pond, with the village itself surrounded by beautiful country walks.

Ideally located between Tewkesbury, Cheltenham and Gloucester and their wealth of facilities, it is an excellent commuter base with the M5 motorway and main line rail links easily accessible.



**Ground Floor**

Entrance Hall	
Lounge	16'11"x8'8"
Kitchen	12'1"x9'3"
Dining room	16'9"x10'10"
Orangery	13'10"x8'
Conservatory	10'7"x10'
Utility	9'6"x4'5"
Boot room	7'11"x7'4"
WC	

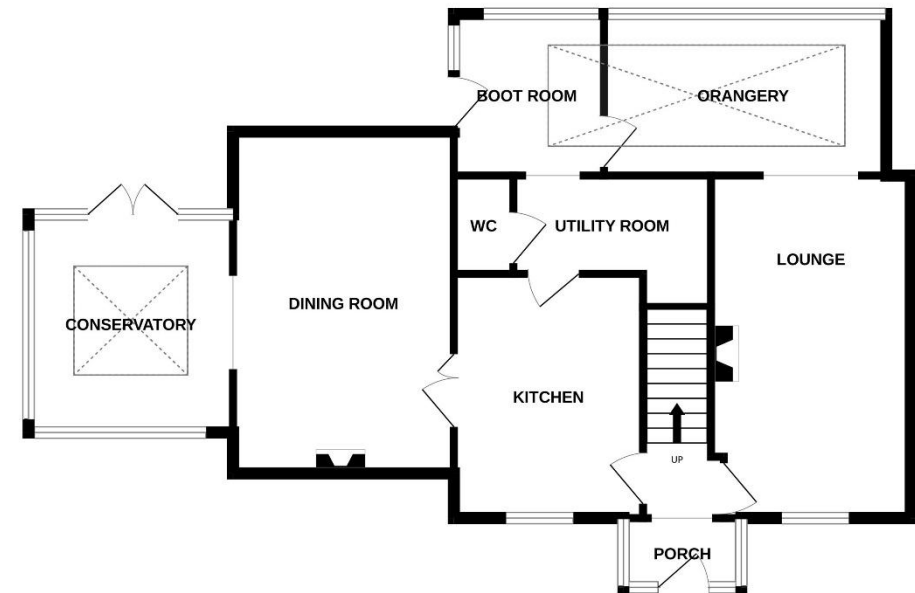
**First Floor**

Bedroom 1	16'11"x9'9"
Bedroom 2	10'11"x10'9"
Bedroom 3	10'7"x9'3"
Bathroom	7'7"x5'7"
Shower room	5'11"x2'6"

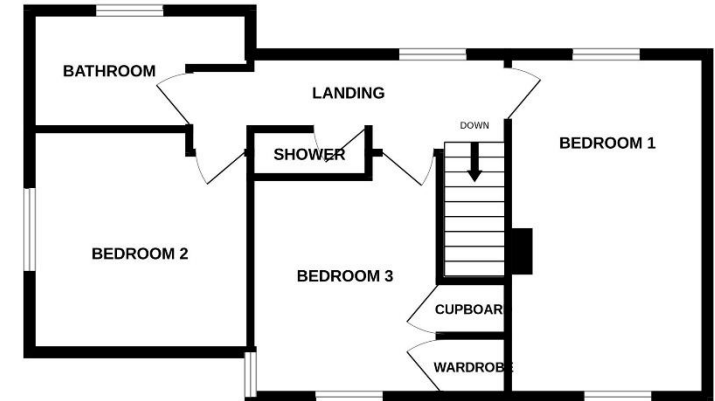
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**Outside**

**Tewkesbury Borough Council Tax Band B**



1ST FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £395,000**

**Viewing strictly by arrangement with Engall Castle Ltd**

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