



GUIDE PRICE  
£395,000  
Broadway Road  
Winchcombe GL54 5JJ



## THE PROPERTY

*\*Sold (stc) by Adams\** In a superb location situated beyond a gated driveway off Broadway Road, a detached three bedroom bungalow in need of significant renovation throughout and available with no onward chain. There is a private and mature garden to the rear bounded by the River Isbourne, a driveway with space for several vehicles leading to a garage, generously proportioned accommodation and views over the open fields beyond the garden. There is great scope to reconfigure and extend the existing property if required, subject to the necessary permissions and the amenities of Winchcombe are within easy reach.

3



1



2



## IMPORTANT INFORMATION

Mains gas, drainage, water and electricity are available to be connected.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected.

Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

The vendors have limited knowledge of the property and have been unable to complete our Property Information Questionnaire; buyers must rely on their own investigations prior to making an offer.

We understand that the property was flooded by surface water flooding in 2007. The property is not registered with the Land Registry.

## SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.







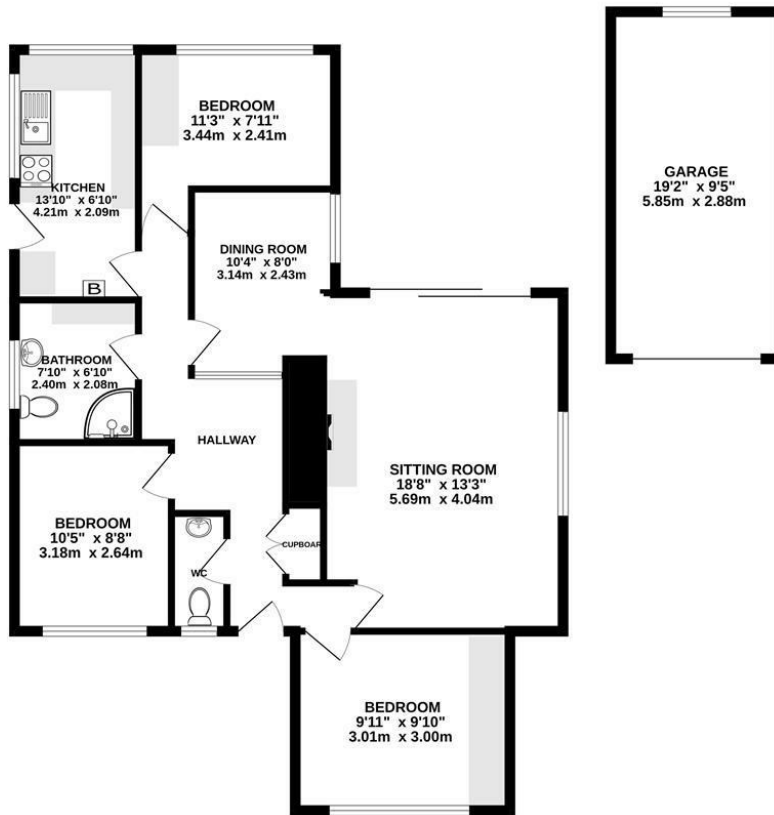








GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.

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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TENURE  
Freehold

LOCAL AUTHORITY  
Tewkesbury Borough Council

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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