



GUIDE PRICE

£495,000

Mercia Road

Winchcombe GL54 5QD



THE PROPERTY

A newly and immaculately refurbished three bedroom detached bungalow with lovely views, a mature and private south-west facing garden, driveway parking and a garage, available with no onward chain.

Situated in an elevated position only about 1/2 a mile from the centre of Winchcombe, this painstakingly renovated property has been rewired and replumbed with a host of substantial improvements such as new flooring, doors, heating and lighting throughout.

Entered via a welcoming central hall, to the right is the spacious and light 4.8m (16ft) sitting room, to the left is a roomy double bedroom, there are two further bedrooms, one of which could be a study or hobby room and there is a newly fitted contemporary shower room.

To the rear is a newly fitted kitchen and dining room with integrated double oven, dishwasher, washing machine and fridge freezer and the generous dining area looks out to the garden.

Beyond the kitchen is a useful conservatory/boot room.

The bungalow is set behind an established walled front garden and a block paved driveway runs up the right hand side to a detached garage with workshop behind. The garden has a lawn, a greenhouse and a variety of mature shrubs and trees.

3



1



2



SITUATION

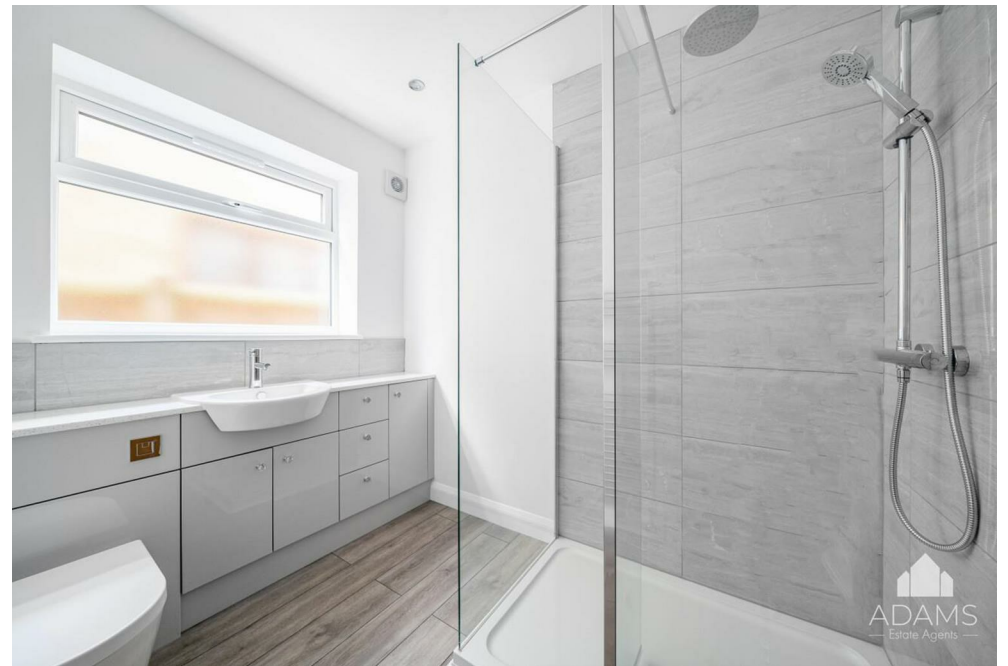
Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the 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.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

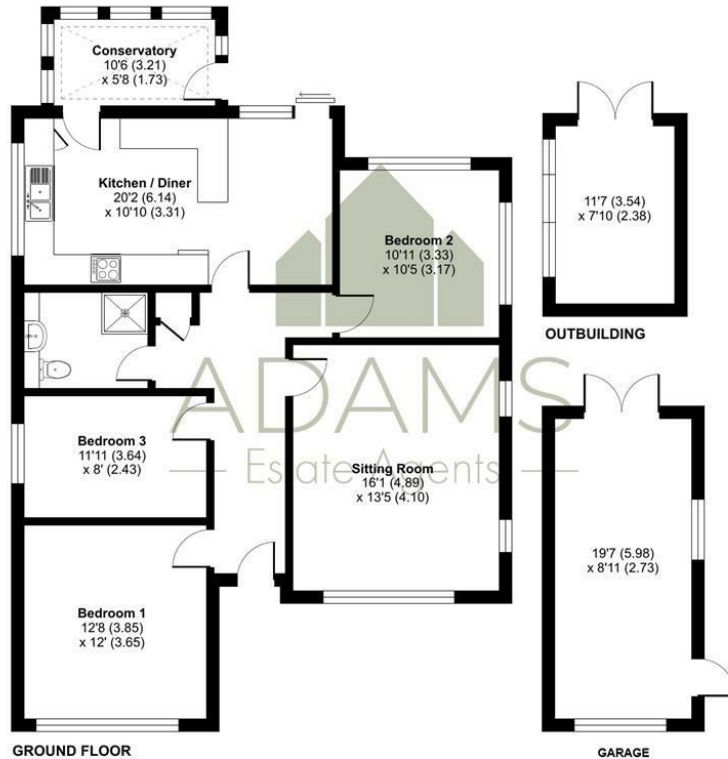






Mercia Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1082 sq ft / 100.5 sq m
 Outbuildings = 267 sq ft / 24.8 sq m
 Total = 1349 sq ft / 125.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2024. Produced for Adams Estate Agents Limited. REF: 1141215.

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			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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