

GUIDE PRICE  
£290,000

Huddleston Road  
Winchcombe GL54 5HL

## THE PROPERTY

\*Sold by Adams\* Situated on an established development within easy reach of Winchcombe's many amenities, a three bedroom semi-detached house with a garage and driveway to the rear.

Available with no onward chain, the property features a kitchen and adjacent dining room (that many on the development have made one room, subject to permissions), a conservatory, a generous sitting room, three well-proportioned bedrooms, a bathroom and a separate W.C.

The rear garden has been designed for low-maintenance with recent paving, and there is pedestrian access to both the rear of the garage and to the driveway.

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 boiler.

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)



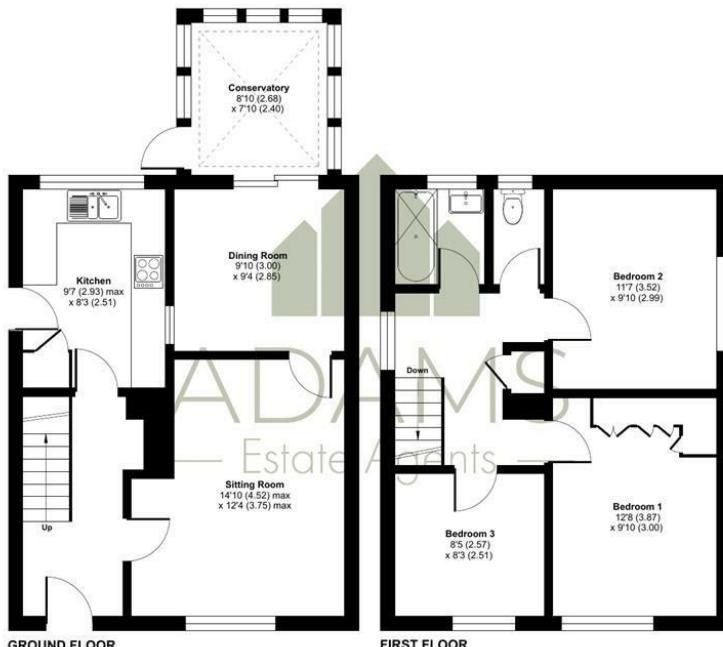




## Huddleston Road, Winchcombe, Cheltenham, GL54

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

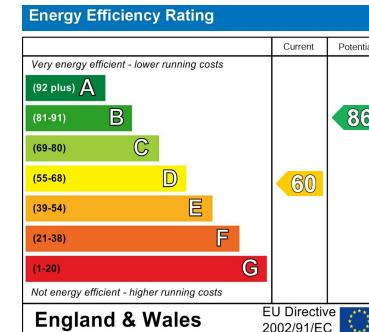
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2024.  
Produced for Adams Estate Agents Limited. REF: 1141398

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Tewkesbury Borough Council

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



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.