



GUIDE PRICE

£425,000

Queens Square

Winchcombe GL54 5LR



THE PROPERTY

Sold (stc) by Adams

With off road parking to the front and a garage off Mill Lane, a surprisingly spacious three bedroom cottage with a south facing garden and superb views, available with no onward chain.

Centrally located on Queens Square and within walking distance of the town's amenities, the property would benefit from updating but features three well-proportioned bedrooms, two bath/shower rooms, a kitchen/breakfast room to the front, a large 4.7m x 4.4m sitting room at the rear, and a separate dining room/family room.

3



2



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 boiler.

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



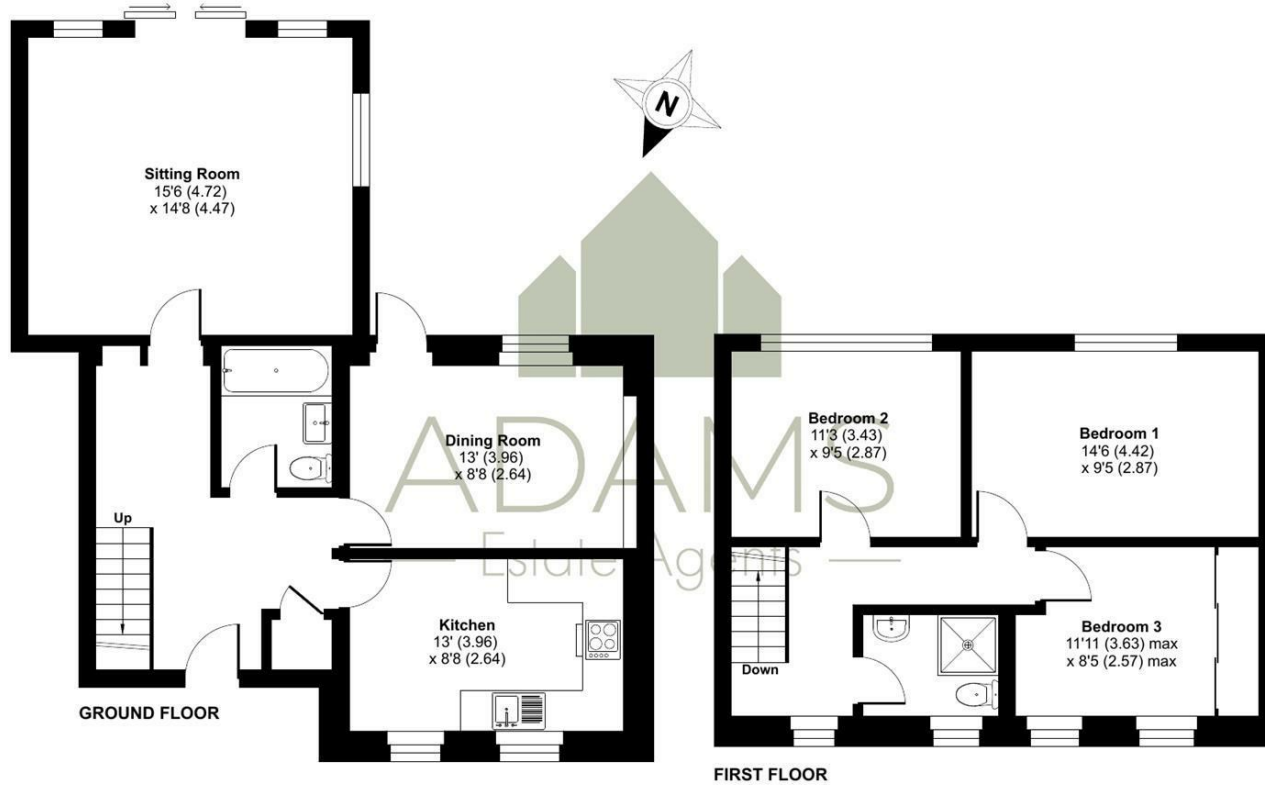




Queens Square, Winchcombe, Cheltenham, GL54

Approximate Area = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

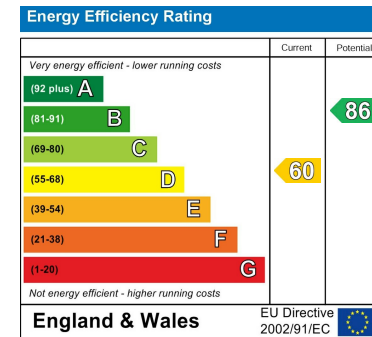
Tewkesbury Borough Council

COUNCIL TAX BAND

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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Adams Estate Agents Limited. REF: 1162685



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