



GUIDE PRICE

£240,000

Binyon Road

Winchcombe GL54 5QQ

THE PROPERTY

Sold (stc) by Adams Constructed in 2009, a smartly presented end-terrace two bedroom house with a private landscaped garden with a summer house/garden studio and a driveway for two vehicles. Situated on an established development within easy reach of Winchcombe's many amenities, the property features a refitted kitchen/breakfast room, a dual aspect L-shaped sitting/dining room, two bedrooms with built in storage and a refitted bathroom.

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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 drainage, water and electricity are connected. Central heating and hot water via electric boiler.

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



Water Dispenser

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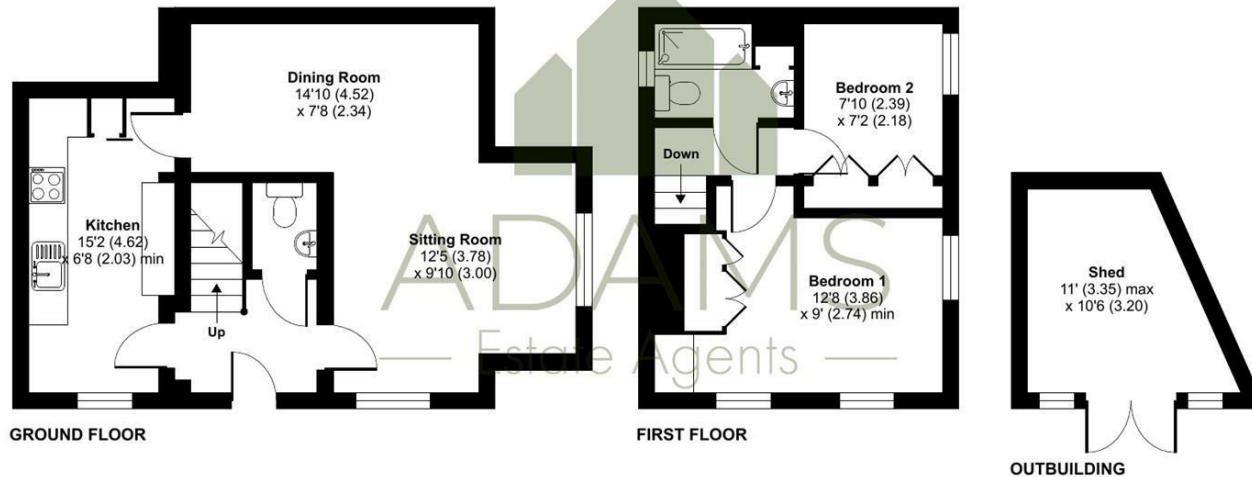
Binyon Road, Winchcombe, Cheltenham, GL54

Approximate Area = 739 sq ft / 68.7 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 830 sq ft / 77.1 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

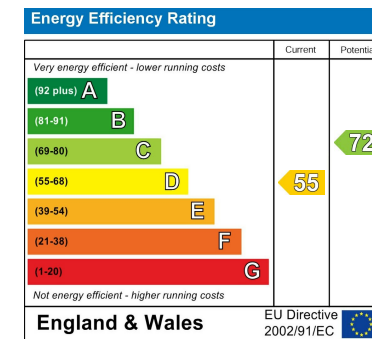
Tewkesbury Borough Council

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). © rihccom 2024. Produced for Adams Estate Agents Limited. REF: 1175986



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