



GUIDE PRICE

£270,000

Huddleston Road

Winchcombe GL54 5HL





## THE PROPERTY

\*Sold (stc) by Adams\* Available with no onward chain, a semi-detached three bedroom house situated on a no-through road within walking distance of Winchcombe's amenities.

Featuring a garage and driveway parking as well as a sunny south facing rear garden, the property is located on a popular development and comprises a spacious 24ft (7.4m) sitting and dining room, a kitchen opening onto the garden, a welcoming entrance hall, three well-proportioned bedrooms, a bathroom and a separate W.C.

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

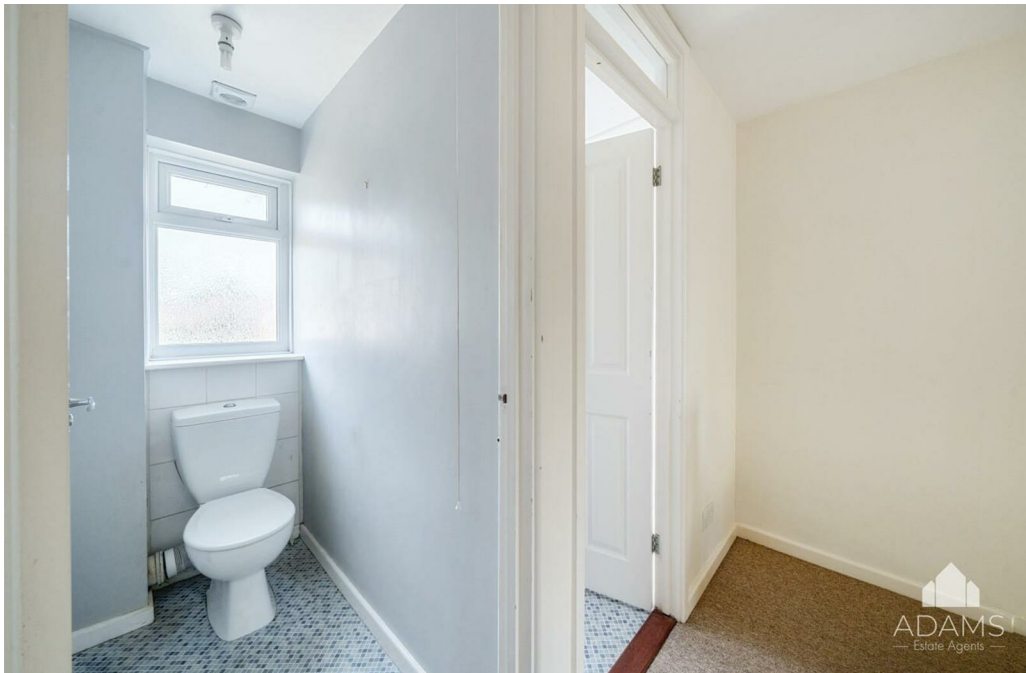
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)











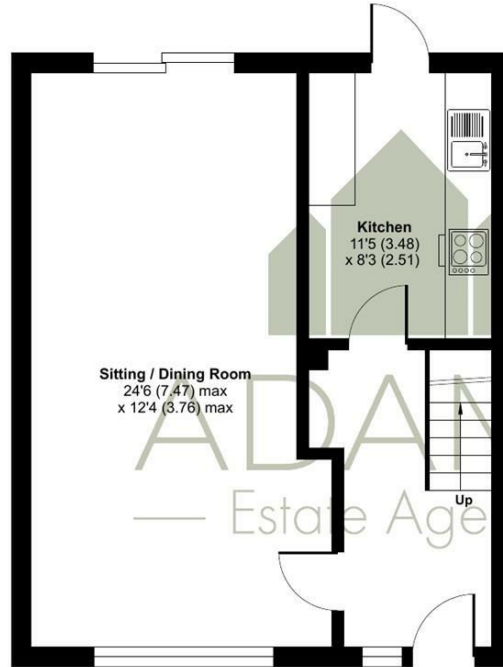
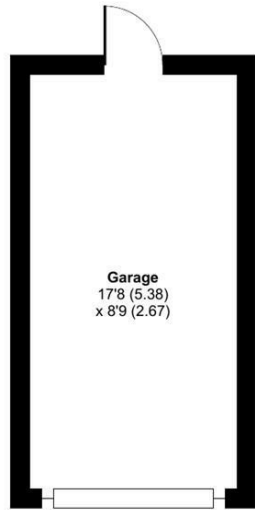
## Huddleston Road, Winchcombe, Cheltenham, GL54

Approximate Area = 964 sq ft / 89.5 sq m

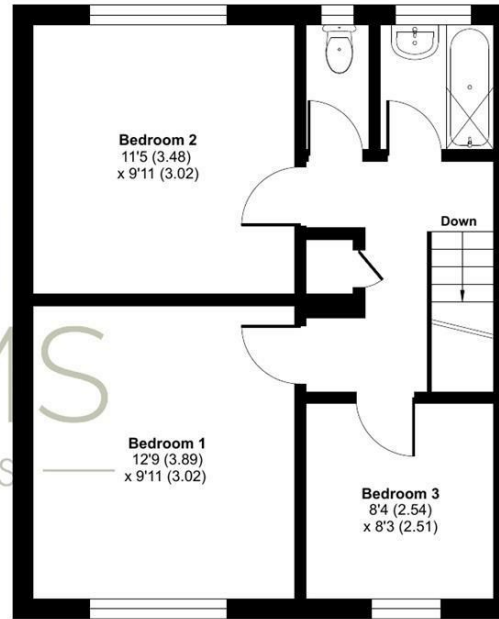
Garage = 156 sq ft / 14.4 sq m

Total = 1120 sq ft / 103.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

### TENURE

Freehold

### LOCAL AUTHORITY

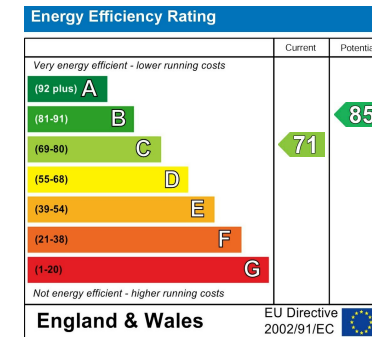
Tewkesbury Borough Council

### 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Adams Estate Agents Limited. REF: 1176763



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