



GUIDE PRICE

£395,000

Market Lane

Greet, Nr Winchcombe Cheltenham GL54

THE PROPERTY

Sold (stc) by Adams A three bedroom detached village bungalow available with no onward chain on Greet's tranquil Market Lane.

The property would greatly benefit from refurbishment throughout and has great potential to extend or convert the loft space (subject to the necessary permissions).

Featuring mature and private gardens, a driveway and a garage, the property is situated only about a mile from the centre of Winchcombe and comprises an entrance hall, a sitting and dining room, a kitchen, a conservatory, a shower room and a separate W.C.

3



1



2



SITUATION

The village of Greet is situated about 1 mile from the historic town of Winchcombe, which 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, a primary and secondary school and numerous clubs and societies.

ADDITIONAL INFORMATION

Mains drainage, water and electricity are connected. Electric night storage heaters and hot water via immersion tank.

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







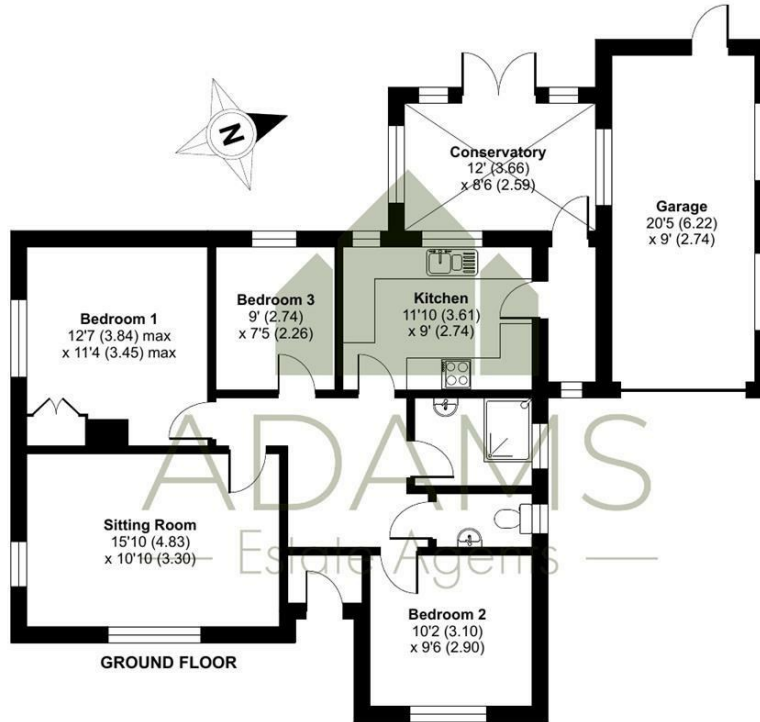
Market Lane, Greet, Cheltenham, GL54

Approximate Area = 939 sq ft / 87.2 sq m

Garage = 184 sq ft / 17.1 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (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



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: 1175100



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