



GUIDE PRICE

£275,000

Abbots Leys Road

Winchcombe GL54 5QG





## THE PROPERTY

A well presented and spacious three bedroom end-terrace house with driveway parking. Situated on a popular residential development within close proximity of Winchcombe's excellent amenities, features of the property include a lovely light sitting and dining room with French doors to the garden, a kitchen with adjoining utility and pantry, three bedrooms and a refitted bathroom. The lawned rear garden has a timber shed and a useful gated pedestrian side access.

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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, electricity, water and drainage are connected. Gas central heating via combi boiler.

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















## Abbots Leys Road, Winchcombe, Cheltenham, GL54

Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

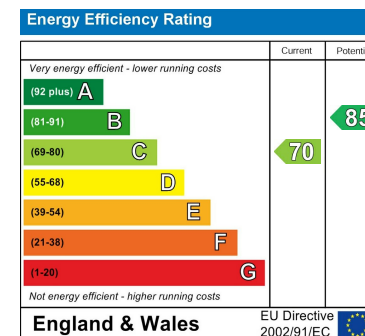
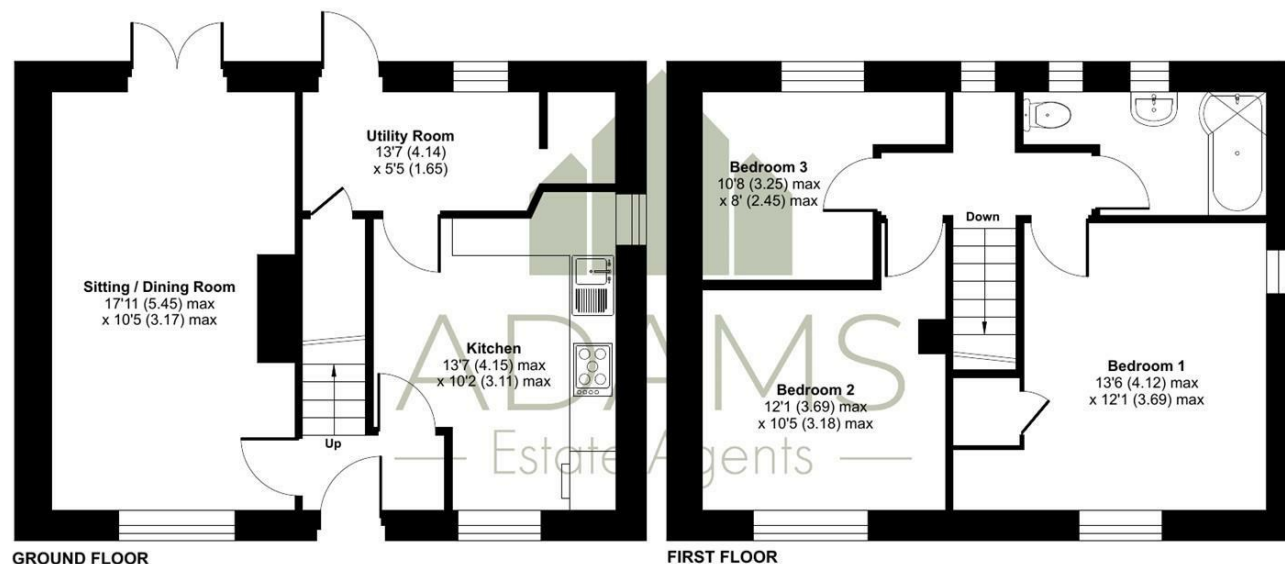
Tewkesbury Borough Council

### 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1252894



### OFFICE ADDRESS

Hereford House, 20 North  
Street, Winchcombe,  
Cheltenham, Gloucestershire,  
GL54 5PS

### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com