



GUIDE PRICE  
£355,000  
Gretton Road  
Winchcombe GL54 5EJ



## THE PROPERTY

In a superb location on Gretton Road and with a substantial and mature plot, a detached three bedroom non-estate bungalow in need of significant renovation throughout but with great potential.

Planning permission has been granted for the demolition of the existing property and for the construction of a substantial new dwelling if preferred (Tewkesbury: 22/01309/FUL).

Available with no onward chain.

We understand that the property may be affected by structural movement and may only be suitable for cash purchasers.

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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 cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)













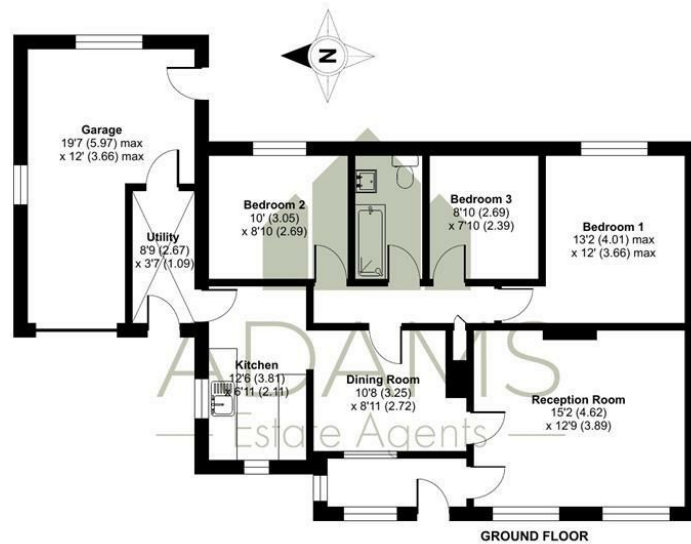
## Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 883 sq ft / 82 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



## TENURE

Freehold

## LOCAL AUTHORITY

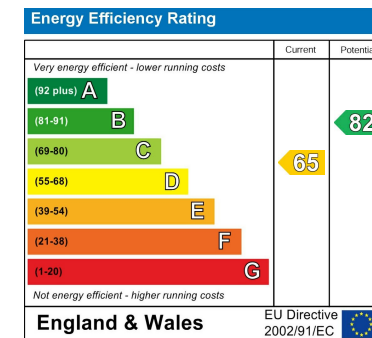
Tewkesbury Borough Council

## 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). ©richcom 2024. Produced for Adams Estate Agents Limited. REF: 1133667



## OFFICE ADDRESS

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