

GUIDE PRICE

£295,000

Langley Road

Winchcombe GL54 5QP

THE PROPERTY

Available with no onward chain, a detached non-estate two bedroom bungalow in an elevated position on Winchcombe's Langley Road.

With lovely light rooms and a superb mature rear garden, the property comprises a spacious sitting room with woodburner, a fitted kitchen with door out to the garden, two double bedrooms and a bathroom.

There is a driveway that leads up the right hand side of the bungalow and the sunny rear garden is a wonderful tranquil space with a large level lawn, well-maintained borders, a summer house and a shed.

2



1



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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. Electric heating and hot water.

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





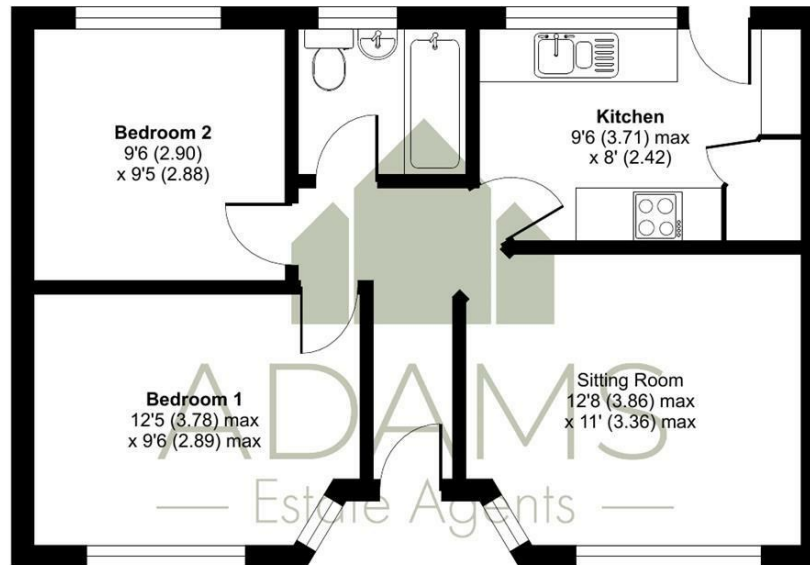




Langley Road, Winchcombe, Cheltenham, GL54

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



GROUND FLOOR

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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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



OFFICE ADDRESS

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

OFFICE DETAILS

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