



GUIDE PRICE
£325,000
North Street
Winchcombe GL54 5PS

THE PROPERTY

Available with no onward chain, a centrally located Cotswold stone house with spacious rooms and a private garden.

The property would benefit from updating but offers excellent accommodation over three floors.

The ground floor comprises a sitting room, kitchen and dining room, conservatory and cloakroom.

On the first floor are two generous and bright bedrooms and a shower room.

The second floor is only accessible through the first floor main bedroom and consists of two adjoining rooms and a separate W.C.

The rear lawned garden has a brick outbuilding and rear pedestrian access to Cowl Lane giving easy access to the main carpark.

3



1



2



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 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





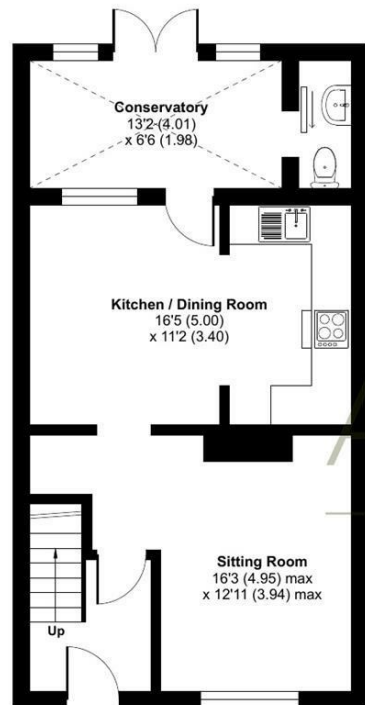




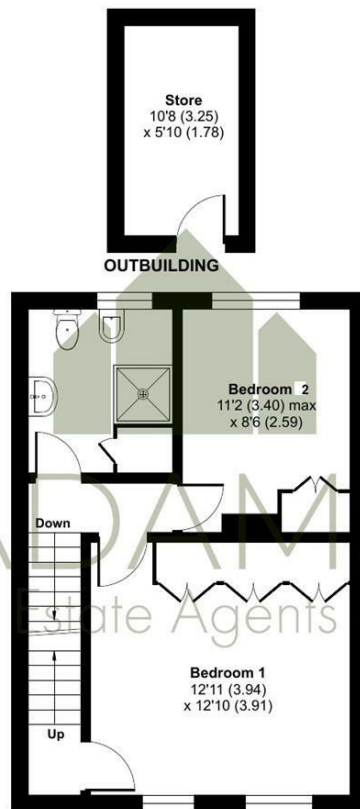
North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1129 sq ft / 104.8 sq m
Limited Use Area(s) = 200 sq ft / 18.5 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 1391 sq ft / 129 sq m

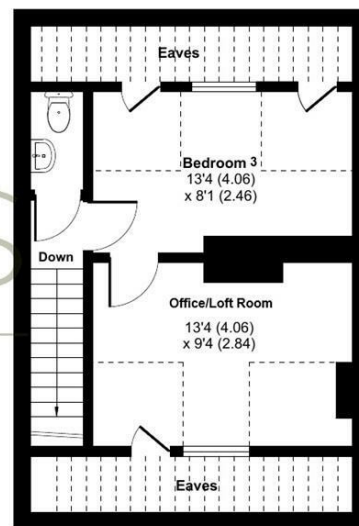
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Adams Estate Agents Limited. REF: 1201405

TENURE

Freehold

LOCAL AUTHORITY

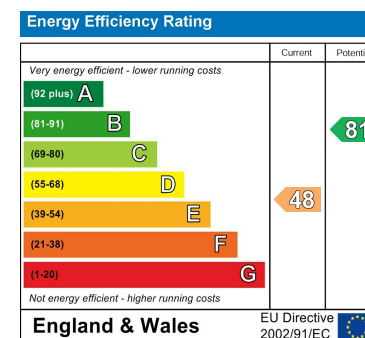
Tewkesbury Borough Council

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



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