

# LATE ENTRY: AUCTION SALE

## Tuesday 3rd February 2026

  
barnard marcus

Lot 97A

65 Melville Estate, Bourton-on-the-Water,  
Cheltenham, Gloucestershire, GL54 2EU

By order of a  
housing association



All enquiries Ref: Thomas Mason



- Freehold three floor semi detached house requiring refurbishment/updating
- Full vacant possession

### Location:

The property is situated on the Melville Estate which is located via Station Road. Public transport links include Kingham Railway Station within close proximity, together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally with a further range of shops, bars and restaurants being found in Cheltenham Town Centre.

### Accommodation:

Second floor: Loft room

First floor: Three bedrooms, bathroom/WC

Ground floor: Reception room, kitchen, conservatory/workshop

Outside: Front and rear garden, driveway parking

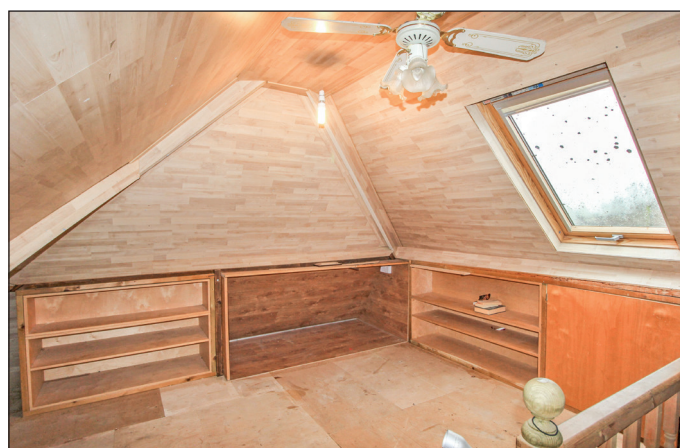
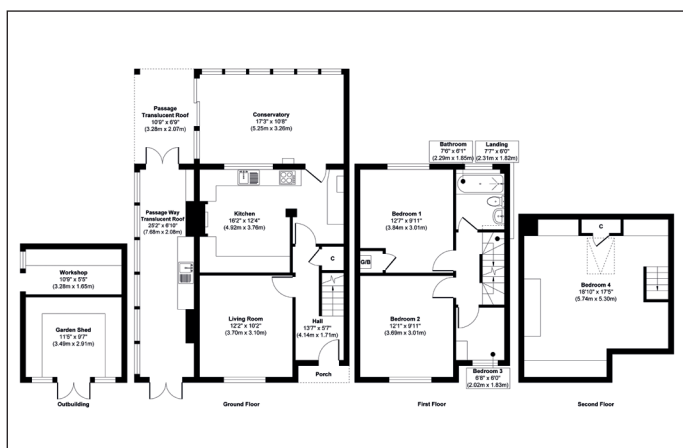


EPC rating: D

Council Tax Band: C

### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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