



Winchcombe



Winchcombe

Gretton Road, Winchcombe, Cheltenham, GL54 5EL

£325,000 Freehold

An attractive 2 bedroom semi detached house with a lovely garden and parking for 2 cars close to the village centre.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • cloakroom • 2 double bedrooms • bathroom • double glazing • gas central heating • parking for 2 cars • garden • gated side access

Description

A beautifully presented 2 bedroom semi detached house, situated in this small no-through road on the outskirts of Winchcombe. The accommodation, which has been upgraded, includes entrance hall, downstairs cloakroom, living/dining room with sliding patio doors opening out to the rear garden, and a newly fitted kitchen with a range of integrated appliances. Upstairs, there are 2 good size double bedrooms and a bathroom with shower over the bath. Outside, there is a driveway providing parking for 1 car and an additional parking space, secure gated side access, and a lovely landscaped low maintenance garden at the rear. The property further benefits from gas central heating and double glazing.





Situation

Winchcombe is a picturesque Cotswold town, typified by its traditional stone houses, tea shops, pubs, and thriving rural community. Winchcombe is well served with a range of amenities including restaurants, butcher, delicatessen, bakery, primary and secondary schools, parish church, and excellent medical and dental services. More comprehensive facilities are located nearby in Cheltenham.

Further Information:

Local Authority Tewkesbury Borough Council.

Tax Band C.

Electricity Mains. **Water** Mains. **Sewerage** Mains.

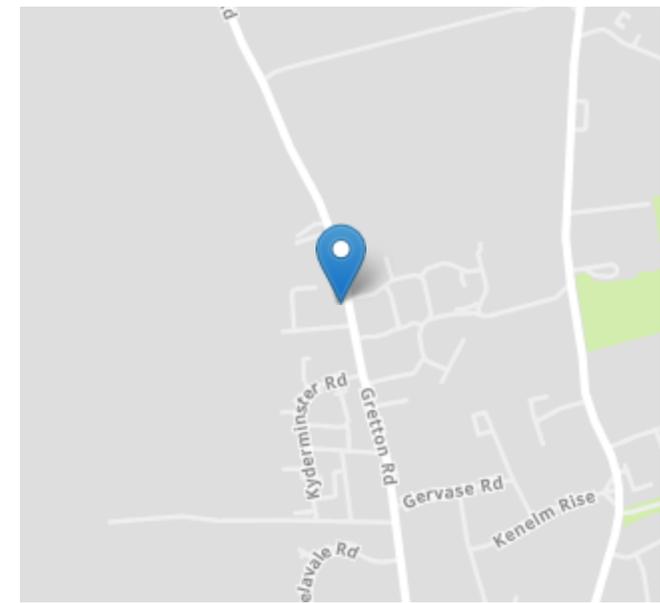
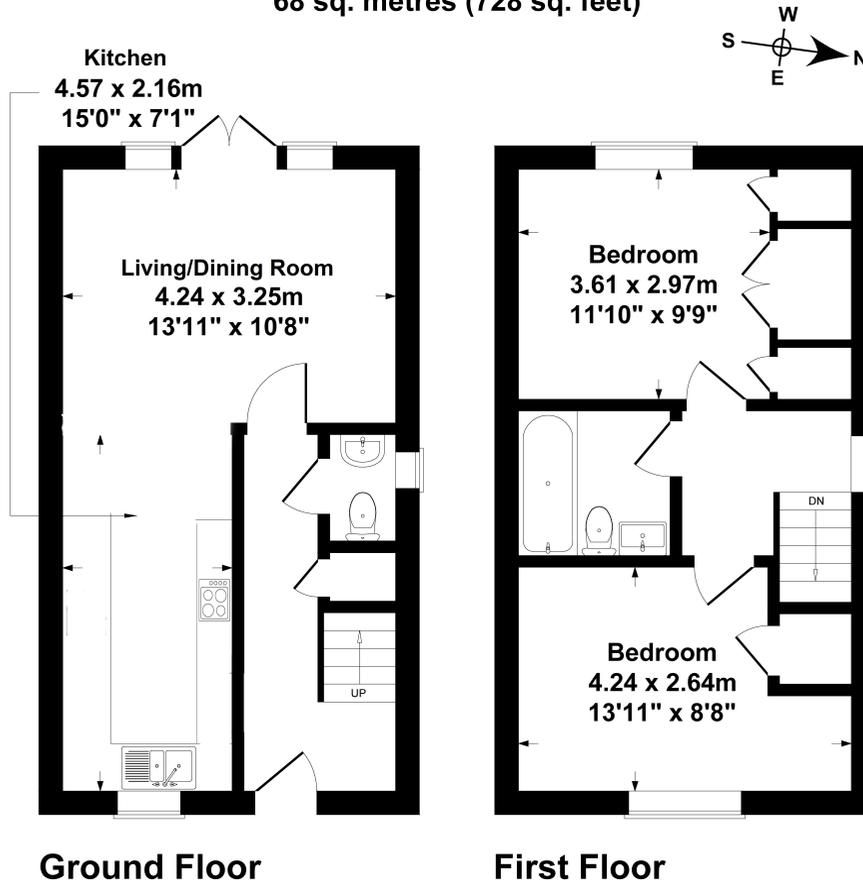
Heating Gas Central Heating.

Broadband Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

what3words ///inclined.scored.width

**Approximate Gross Internal Area
68 sq. metres (728 sq. feet)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.