



Gretton



Gretton

Cheltenham, GL54 5EY

£450,000 Freehold

A 3 bedroom detached house, offered for sale with no onward chain in this popular Cotswold village.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen/breakfast room • cloakroom • 3 bedrooms • bathroom • garage & driveway • double glazing • electric heating • garden

Description

A detached family house situated in this sought after village, now in need of updating throughout. The accommodation includes a reception hall, living room with feature fireplace, separate dining room with sliding patio doors to the rear garden, kitchen/breakfast room, and a downstairs cloakroom. Upstairs, there are 3 bedrooms and a bathroom. Outside there is a garage, carport and driveway, and at the rear is a generous garden which enjoys a good degree of privacy. The property further benefits from double glazing and is offered for sale with no onward chain.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band E.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Electric** heating. Purchasers should carry out their own investigations regarding the suitability of these services.

PLEASE NOTE This sale is subject to Probate being granted.



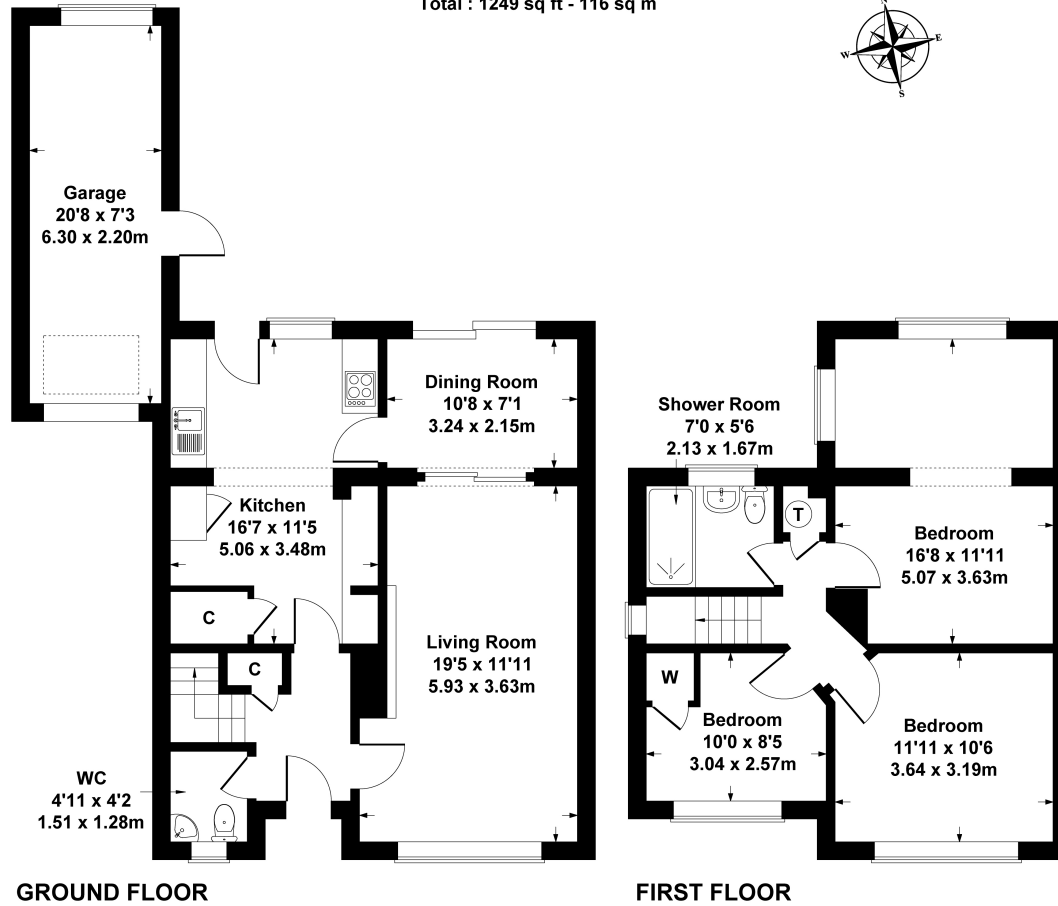


Situation

Situated in this popular Cotswold village, within walking distance of The Royal Oak public house, village hall, church and primary school. Winchcombe is located less than 2 miles away, offering a wide range of amenities including public houses, restaurants, doctors and dentist surgeries, supermarkets, schooling, and the famous Sudeley Castle, one of the Cotswolds' most visited attractions. The larger towns of Cheltenham and Tewkesbury are both within a 20 minute drive.

The Hollies

Approximate Gross Internal Area
House : 1098 sq ft - 102 sq m
Garage : 151 sq ft - 14 sq m
Total : 1249 sq ft - 116 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.