



GUIDE PRICE

£525,000

Becketts Lane

Greet Cheltenham GL54 5NX

THE PROPERTY

A detached bungalow set on a substantial plot of approximately 0.3 acres in the sought-after village of Greet, offered with no onward chain.

The property would benefit from refurbishment throughout and presents a superb opportunity for a buyer to modernise and create a wonderful home. The level accommodation comprises a 8.4m (27ft) Sitting/Dining Room with access to a Conservatory, a separate Kitchen, three Bedrooms, and a Bathroom.

Outside, there is driveway parking for several vehicles, leading to a Garage, and to the rear is an extensive mature rear garden.

Similar properties on this road have been substantially extended, showing the excellent potential to enlarge and remodel, subject to the necessary planning permissions. The location is ideal, being only about a mile from the amenities of historic Winchcombe.

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1



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SITUATION

The village of Greet is situated about 1 mile from the historic town of Winchcombe, which 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, a primary and secondary school and numerous clubs and societies.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central 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









Becketts Lane, Greet, Nr Winchcombe, GL54

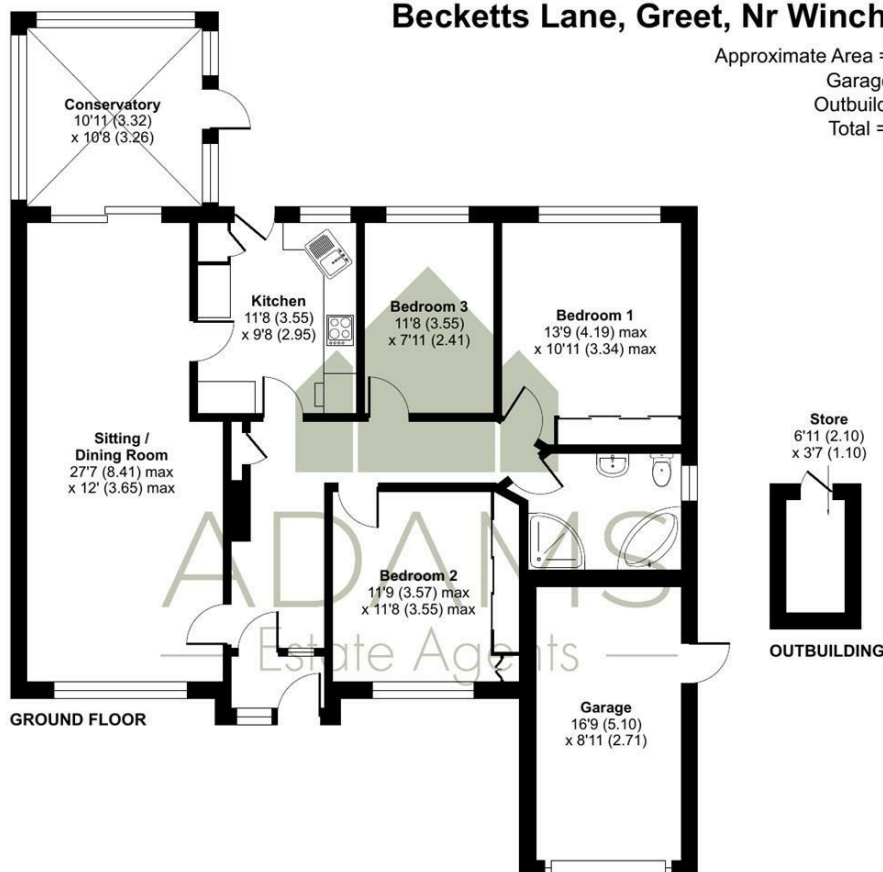
Approximate Area = 1190 sq ft / 110.6 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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

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