

Engall Castle
.com
FOR SALE
01684 293 246



Newtown

01684 293246

**Engall
Castle**
.com

17a Rosefield Crescent, Tewkesbury, GL20 8EQ

This delightfully light and spacious bungalow is less than 10 years old and offers immaculately presented accommodation throughout.

The entrance hall leads to a dual aspect lounge at the front of the property with large picture window and patio doors out to the garden at the side.

At the rear of the property there is a modern kitchen/dining room with patio doors leading into the garden. The kitchen is fitted with a range of contemporary styled wall and base units with integrated electric hob, electric oven, microwave and dishwasher.

There are two bedrooms, with the large main bedroom benefiting from dual aspect windows.

The shower comprises of a shower cubicle, pedestal wash basin, low level wc and heated towel rail.



Throughout the bungalow has the advantage of gas central heating and upvc windows and doors. It also benefits from low maintenance upvc gutters, downpipes and soffits.

Outside the gated garden is delightfully private, laid mainly to lawn with patio area and paved kitchen garden.

At the front of the property there is a block paved driveway providing ample parking.

Newtown is popular for its close proximity to both primary and senior school, convenience shop and within easy walking distance of open countryside.

Tewkesbury has excellent motorway and rail links making it an ideal central location for accessing many of the larger towns and cities.

Ground Floor

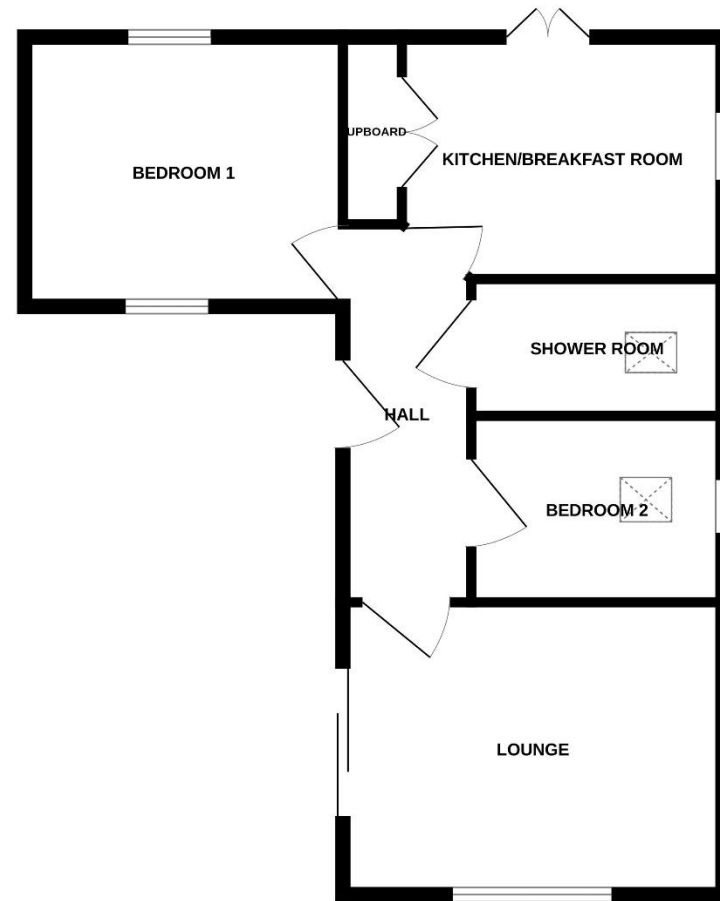
Living Room	14'7" x 11'2"
Kitchen	12'8" x 9'3"
Bedroom 1	12'2" x 10'4"
Bedroom 2	9'3" x 7'2"
Bathroom	9'8" x 5'3"

Outside

Gated private garden
Driveway parking

Combination Gas Fired Central Heating and Hot Water

Tewkesbury Borough Council Tax Band C



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide Price £315,000

Viewing strictly by arrangement with Engall Castle Ltd
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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Agents Note

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