



Rosefields

01684 293246



11 Feltham Way, Rosefields, Tewkesbury, GL20 5FQ

This is a lovely, spacious home tucked away in this cul du sac within the popular Rosefields area of the town.

Briefly the accommodation comprises on the ground floor of an open plan entrance/dining hall which creates a delightful welcome into the house. A door leads through to the modern kitchen dining room at the rear, which has the benefit of patio doors opening out into the garden.

The kitchen is fitted with a range of contemporary styled wall and base units with integrated electric double oven and gas hob.

Completing the accommodation on the ground floor is a guest wc.

On the first floor Juliet balconied French doors and a further window help to create a beautifully light and airy lounge. Also on this floor is the second bedroom which also has the benefit of a Juliet balcony.

There are two further double bedrooms and main bathroom located on the second floor. The main bedroom has a range of fitted wardrobes and the benefit of a modern ensuite shower room.



The bathroom is spacious with the advantage of a separate shower cubicle and panel path, pedestal wash basin and low level wc.

The property has the benefit of upvc double glazed windows and gas central heating throughout.

The rear garden is lovely, landscaped with a patio area, lawn, pathway to the rear gated access and to the personal door into the garage. There are mature planted borders and additional gated access to the front of the property.

Located within the recently developed residential area of Rosefields, within walking distance of the Town Centre and with paths and walkways alongside the Marina, it is a very convenient and popular location.

Tewkesbury has a wealth of shopping, education, health and sports facilities and located centrally between Cheltenham, Gloucester and Worcester with easy access to the M5 J9 and rail network in Ashchurch, make it an ideal commuter base.

Ground Floor

Kitchen/Breakfast Room 13'9" x 9'6"
 Dining Room 10'7" x 9'
 Downstairs wc

First Floor

Lounge 13'9" x 11'11"
 Bedroom 2 13'9" x 9'5"

Second Floor

Master Bedroom 13'9" x 7'11"
 Ensuite Shower room 8'4" x 4'
 Bedroom 3 12' x 8'
 Bathroom 12' x 5'6"

Outside

Single garage driveway parking

This is a Freehold Property. A contribution is made to a Managing Agent for the upkeep, maintenance and drainage of the communal and shared areas. Currently this is approx. £174.07 per annum to be confirmed by your Solicitor.

Tewkesbury Borough Council Tax Band D



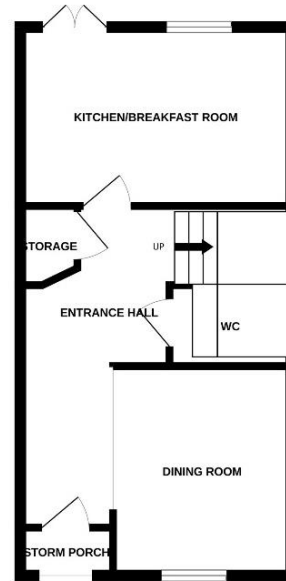
Guide Price £335,000 Freehold

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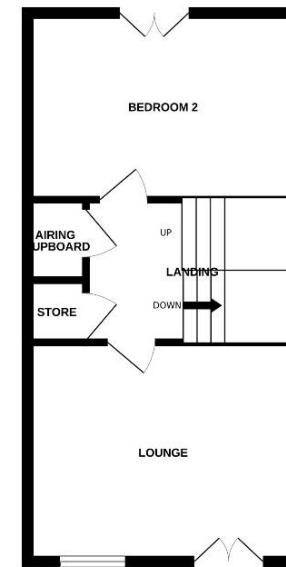
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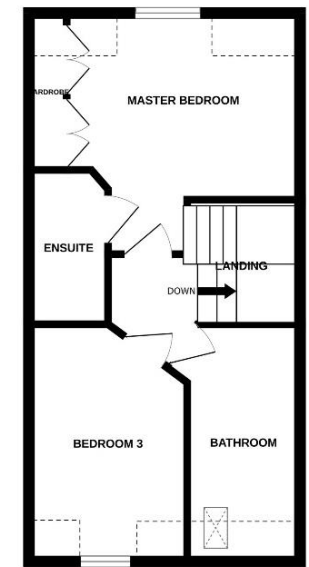
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	G	G
EPC Commissioned			
England, Scotland & Wales		England, Scotland & Wales	



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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