

Engall Castle  
.com  
**FOR SALE**  
01684 293 246



BRITISH  
PROPERTY  
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**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.



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 a popular area of Tewkesbury with easy access to the town centre and being within easy walking distance of a supermarket and convenience store, bus routes and countryside walks it is a great location for those thinking of downsizing.

Tewkesbury is a vibrant town centre with a wealth of sports, health, leisure, education and shopping facilities and being within easy access of the motorway and rail networks, make it an ideal commuter base.

### Ground Floor

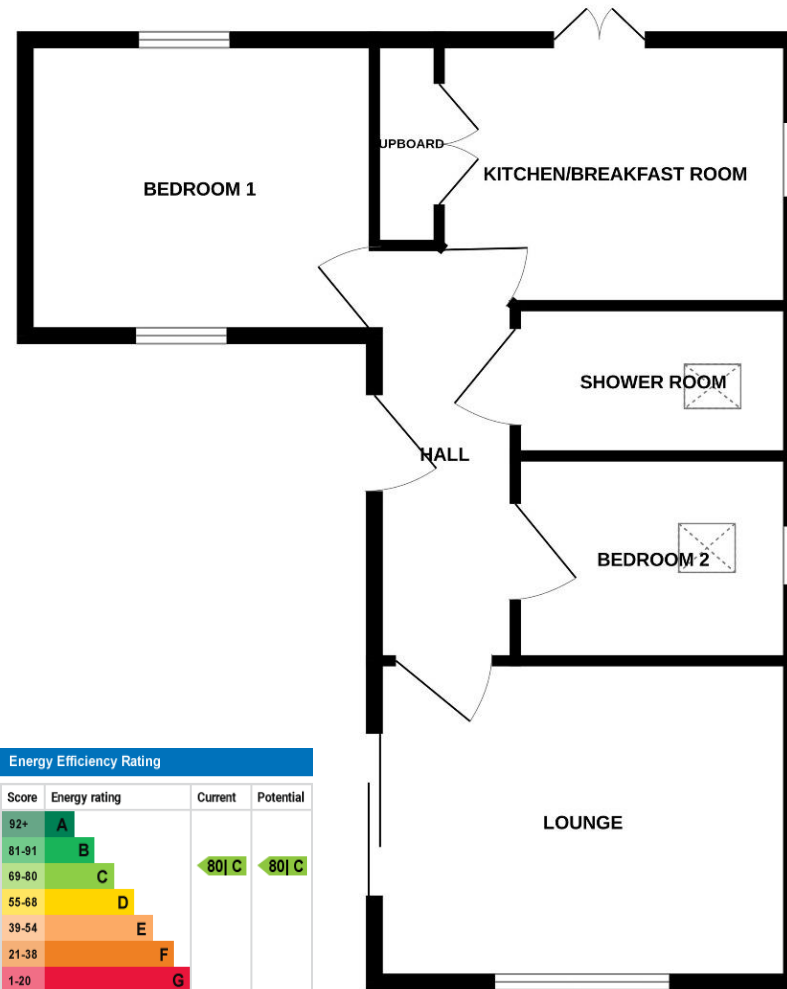
Living Room	14'7" x 11'2"
Kitchen	12'8"x9'3"
Bedroom 1	12'2"x10'4"
Bedroom 2	9'3"x7'2"
Bathroom	9'8"x5'3"

### Outside

Gated private garden  
Driveway parking

Combination Gas Fired Central Heating and Hot Water  
Upvc double glazing

**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		

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.



**Guide Price £300,000**

Viewing strictly by arrangement with Engall Castle Ltd  
155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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