



Rosefields

01684 293246



22 Webbs Way, Rosefields, Tewkesbury, GL20 5FR

Built in 2007 by Miller Homes Ltd, this is a well laid out modern townhouse taking full advantage of the space to create a lovely home.

On the ground floor the rooms have been opened out to create an open plan kitchen/dining/sitting room. Patio doors open off the dining area into the garden and the kitchen is fitted with a range of wall and base units with an integrated electric oven, gas hob with extractor over. At the front the sitting area offering a great open space to connect with family and friends.

Completing the accommodation on the ground floor is a wc.

On the first floor is a beautifully light lounge with Juliet balcony. Also on this floor is a good sized double bedroom with Juliet balcony.

On the second floor there are two further double bedrooms and the main bathroom. The main bedroom has the advantage of an ensuite shower room.



The bathroom is a good sized comprising of a separate shower cubicle, panel bath, pedestal wash basin and low level wc.

Outside the rear garden is attractively laid out with patio areas, lawn and a personal door leading into the garage.

The garage at the rear of the property has the benefit of power and light and there is parking in front.

The property benefits from gas central heating and upvc double glazed windows and doors.

Tewkesbury is a popular Abbey town with a wealth of excellent amenities all within easy walking distance of Webbs Way.

Centrally located between Cheltenham, Worcester, Gloucester and Evesham, it is an excellent commuter base, with easy access to the motorway and rail networks.

GROUND FLOOR

1ST FLOOR

2ND FLOOR

Ground Floor

Open plan kitchen/dining/sitting room
 Kitchen/breakfast room 13'9"x9'6"
 Snug 10'6"x8'11"
 WC

First Floor

Lounge 13'9"x11'11"
 Bedroom 2 13'9"x9'5"

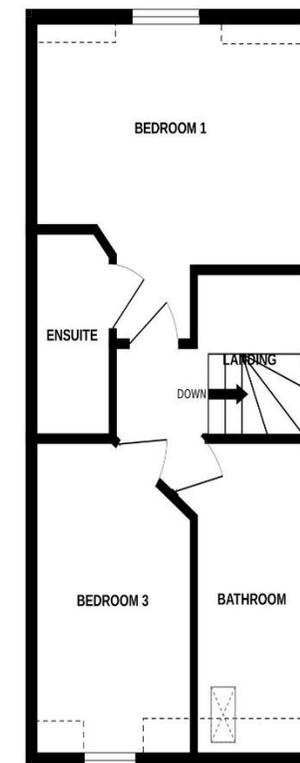
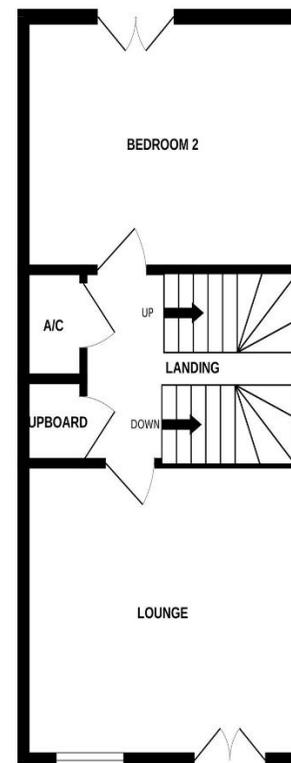
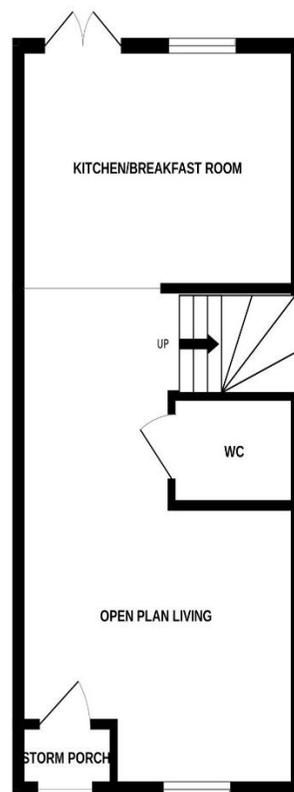
Second Floor

Bedroom 1 13'9"x7'11"
 Ensuite 8'4"x4'
 Bedroom 3 12'x8'
 Bathroom 12'x5'6"

Outside

Garage and Parking

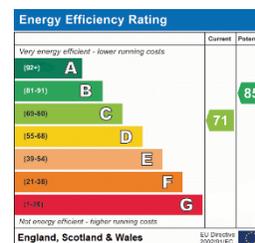
Tewkesbury Borough Council Tax Band D



Guide Price £300,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

