



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Newtown

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**Engall
Castle**
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22 Rosefield Crescent, Newtown, Tewkesbury, GL20 8EH

Great location for this immaculately presented detached home with the advantage a private rear garden backing onto parkland.

This home has been extended on the ground floor and now offers generously proportioned and versatile accommodation.

Briefly the accommodation comprises of a lounge with modern gas fire. A door leads through to the open kitchen/dining/living room which has double doors leading into the conservatory – the perfect place to enjoy the garden.

The kitchen is fitted with a range of wall and base units with a breakfast bar and the benefit of an integrated gas hob, extractor, double electric oven, dishwasher and washing machine.

A door from the kitchen leads out to the garden and completing the accommodation on the ground floor is a wc.

On the first floor there are three bedrooms and the main bathroom. Both double bedrooms have the advantage of fitted wardrobes.



The bathroom is a good sized and is fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.

The property has the benefit of gas fired central heating and double glazed windows and doors.

Outside the garden is attractively laid to lawn with mature planted borders, south facing and backing onto the park. There is a patio area and side access to the front of the house; a summerhouse benefitting from power and access to the detached garage via a personnel door.

At the front of the property there is ample off road parking for several vehicles and access to the detached garage at the side of the property where there is also the advantage of a carport behind double gates.

Newtown is an established and popular area of Tewkesbury with a convenient store, close proximity to the town centre, and its wide range of excellent amenities

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

Ground Floor

Lounge	17'9"x12'4" max
Kitchen/dining/living room	
Kitchen area	14'4"x10'8"
Dining/living area	20'10"x7'4"
Conservatory	9'5"x8'7"

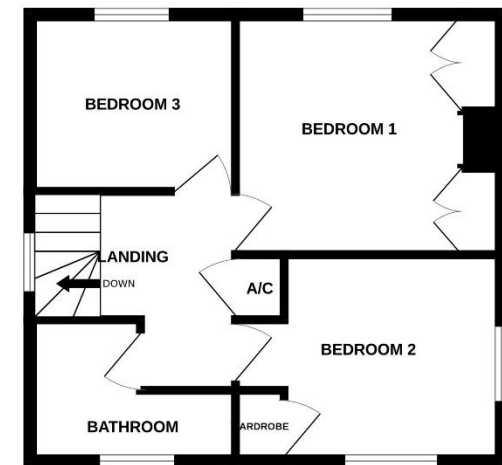
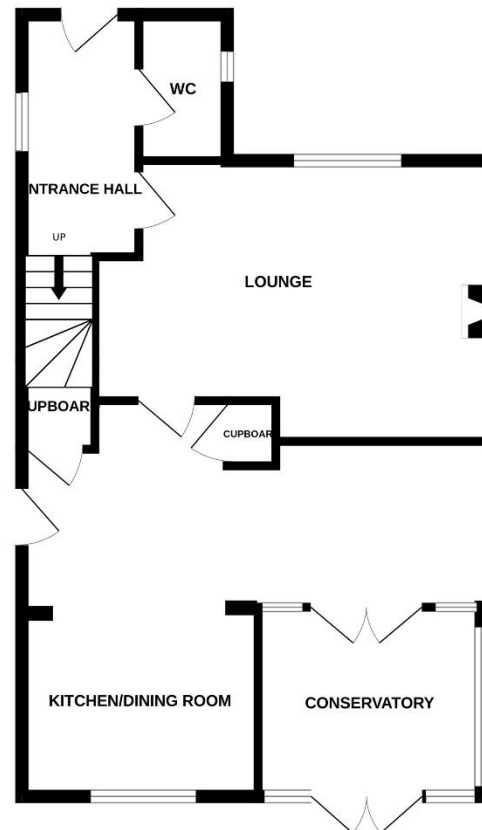
First Floor

Bedroom 1	10'9"x9'5"
Bedroom 2	9'4"x8'11"
Bedroom 3	9'3"x7'10"
Bathroom	9'2" max (5'9" min)x5'6"

Outside

Detached garage
Summerhouse

Tewkesbury Borough Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
EPC commissioned		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 £415,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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