



**Rosefields**

**01684 293246**

**Engall  
Castle**  
.com

# 8 Victoria Circus, Rosefields, Tewkesbury, GL20 5GF

This is a beautifully light and well presented end terraced home that will not fail to impress with its modern and spacious layout.

On the ground floor is an impressive kitchen/breakfast/family room with double doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with integrated electric oven and gas hob with extractor over and dishwasher. There is also a very useful understairs cupboard.

Also on this floor is a reception room ideal as a home office, snug or playroom and completing the accommodation on the ground floor is a wc.

On the first floor is a lounge with two windows overlooking the garden. At the front of the house is the main bedroom which benefits from a Juliet balcony overlooking the delightful central green. It also has the benefit of an ensuite shower room.

Two further double bedrooms can be found on the second floor along with the main bathroom which is fitted with a panel bath, pedestal wash basin and low level wc.



Outside the gated front garden is laid to lawn with flower beds.

The rear garden is laid predominantly to lawn with pathway to the rear gated access, garden shed and patio area.

Rosefields is often referred to as New Mitton being the small development opposite Mitton and benefiting from the excellent convenience stores, primary school and bus links Mitton offers which are a short walk from Victoria Circus. Tewkesbury town centre itself is also within easy walking distance offering a wealth of excellent amenities.

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

GROUND FLOOR

1ST FLOOR

**Ground Floor**

Kitchen/Dining/Living Room 18'8"(max)x14'3"max  
 Reception 2/Study 11'9"(max)x7'6"max  
 WC

**First Floor**

Lounge 18'8"(max)x10'3"max  
 Bedroom 1 15'3"(max)x9'11"max  
 Ensuite 5'7"x5'3"

**Second Floor**

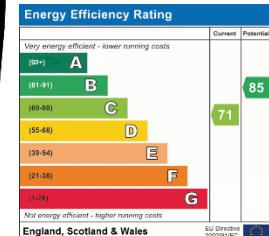
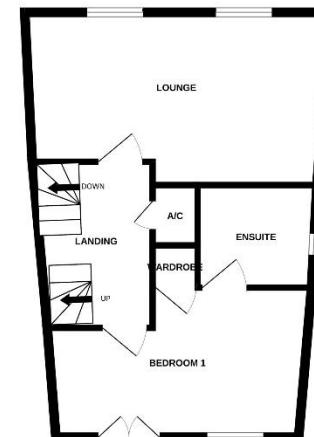
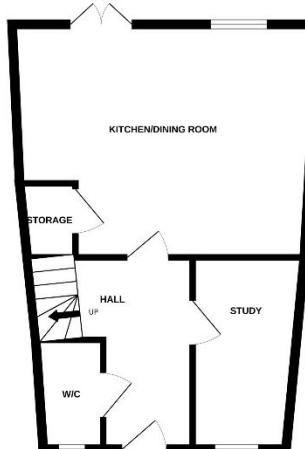
Bedroom 2 18'8"(max)x9'8"(max)  
 Bedroom 3 15'2"(max)x11'4"

**Outside**

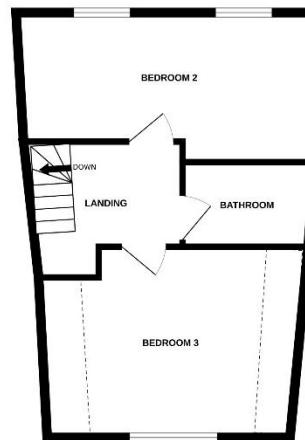
Single Garage  
 Garden Shed

**Tewkesbury Council Tax Band C**

SUDS drainage;  
 Communal area and green spaces within the development are maintained by First Port for which an Annual Charge of £156.00 is payable per year.



2ND FLOOR



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 £315,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**  
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