



**Rosefields**

**01684 293246**



# 12 Trafalgar Road, Rosefields, Tewkesbury, GL20 5FN

One of only a handful of this design built in this convenient location, this linked semi detached home is lovely.

As you enter into the dining kitchen the impact of the stylish design will impress. The kitchen is fitted with a range of wall and base units with an integrated gas hob, double electric oven with extractor over and dishwasher. There is ample space for a dining table and some easy chairs to create a great living space.

An inner hall leads through to the dual aspect lounge which has a pretty bay window to the front and French doors opening out into the rear garden.

Off the inner hallway is a guest wc and useful understairs cupboard.

An attractive staircase to the first floor gives access to three bedrooms. The main bedroom having the benefit of two fitted single wardrobes and an ensuite shower room.

In addition there is a family bathroom and a very useful walk-in airing cupboard.



The property has the advantage of gas fired central heating and upvc double glazed windows.

Outside the rear garden has been designed with low maintenance in mind. There is a rear gate which provides access to the single garage and parking. The garage has the benefit of power and light.

Located within the popular 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

Entrance Hall  
 Lounge 15'6" x 9'6"  
 Kitchen/Dining Room 15'6" x 14'6"Max  
 Downstairs wc

## First Floor

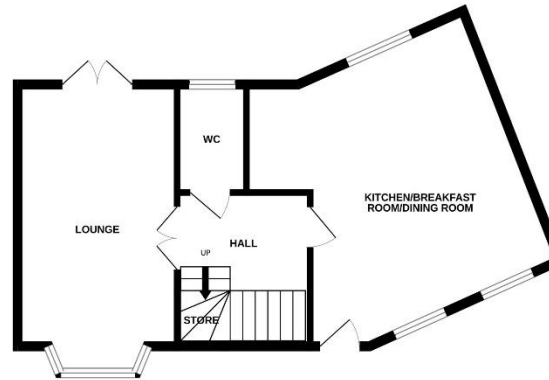
Bedroom 1 9'11" x 9'9"  
 Ensuite  
 Bedroom 2 14'8" x 8'5"  
 Bedroom 3 8'3" x 6'10"  
 Bathroom  
 Walk In Airing Cupboard

## Outside

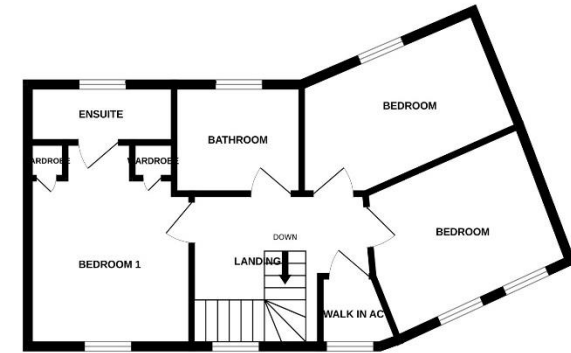
Single garage

**Tewkesbury Borough Council Tax Band C**

GROUND FLOOR

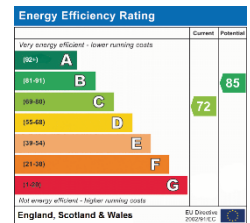


1ST FLOOR



This is a Freehold Property. A Rentcharge contribution is made to First Port the Managing agents for the upkeep and maintenance of the communal and shared areas of this small development.

Currently this is approx. £150 per annum to be confirmed by your Solicitor.



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 £270,000 Freehold**

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