



SALES & LETTINGS



2 Melrose Walk, Tewkesbury, GL20 5FW
Asking Price £475,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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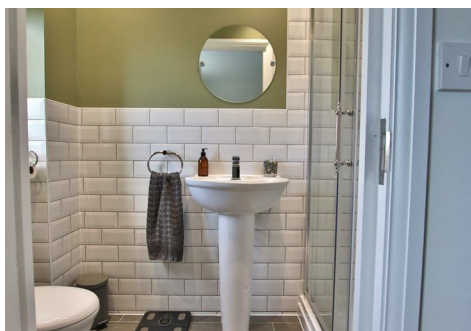
Situation

The Meadows is a popular and much sought-after area to the north of Tewkesbury, conveniently located only a short walk from Tewkesbury High Street yet with the benefit of its own Primary School as well as a newsagent, hairdressers, barbers and convenience store. There is also a garage with small supermarket. Tewkesbury itself is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide variety of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Detached Five Bedroom House
Versatile Accommodation Over Three Floors
Fitted Kitchen/Dining Room
Lounge With French Doors to the Rear Garden
Separate Study
Dressing Room To Bedroom One
Two Ensuite Shower Rooms
Gas Central Heating and Double Glazing
Garage, Parking and Front & Back Garden
Council Tax Band E



Description

TAG Sales & Lettings are pleased to offer this FIVE BEDROOM DETACHED HOUSE situated on edge of the The Rosefields development. The location is close to local shops and within walking distance to Tewkesbury Town Centre. This property is ideal for a growing family with spacious, versatile accommodation across three floors.

On the ground floor, there is a welcoming entrance hall with stairs rising to the first floor and a downstairs cloakroom. To the front, there is the study, the lounge has French doors to the rear garden, and the front-to-back kitchen/dining room has a good range of storage cupboards, with a fitted oven, space for an American fridge freezer, dishwasher and a quartz worktop with undermount sinks. There is also a utility room with further storage cupboards and plumbing for a washing machine.

On the first floor, the main bedroom has a dressing room and en suite shower room, the second bedroom also has an en suite shower room and bedroom three is also situated on this floor.

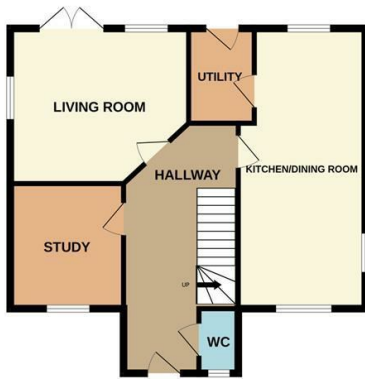
On the second floor, the landing has a velux window enabling natural light with bedrooms four and five off which are both double rooms. The family bathroom and airing cupboard are also on this floor

The property has UPVC double glazing and gas central heating.

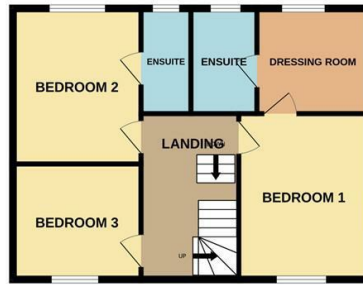
Outside there is a low maintenance enclosed rear garden with gated access to the driveway and garage.

Dont miss out, Book your viewing today!

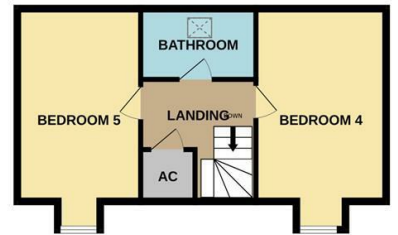
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

13'01 (max) x 12'00 (max) (3.99m (max) x 3.66m (max))

Kitchen/Dining Room

8'08 x 21'04 (2.64m x 6.50m)

Utility

5'01 x 7'11 (1.55m x 2.41m)

Study

8'09 x 9'08 (2.67m x 2.95m)

Bedroom 1

10'01 x 12'11 (3.07m x 3.94m)

Dressing Room

6'08 x 8'01 (2.03m x 2.46m)

En Suite

5'01 x 7'01 (1.55m x 2.16m)

Bedroom 2

12'00 x 9'10 (3.66m x 3.00m)

En Suite

3'10 x 7'09 (1.17m x 2.36m)

Bedroom 3

8'10 x 9'08 (2.69m x 2.95m)

Bedroom 4

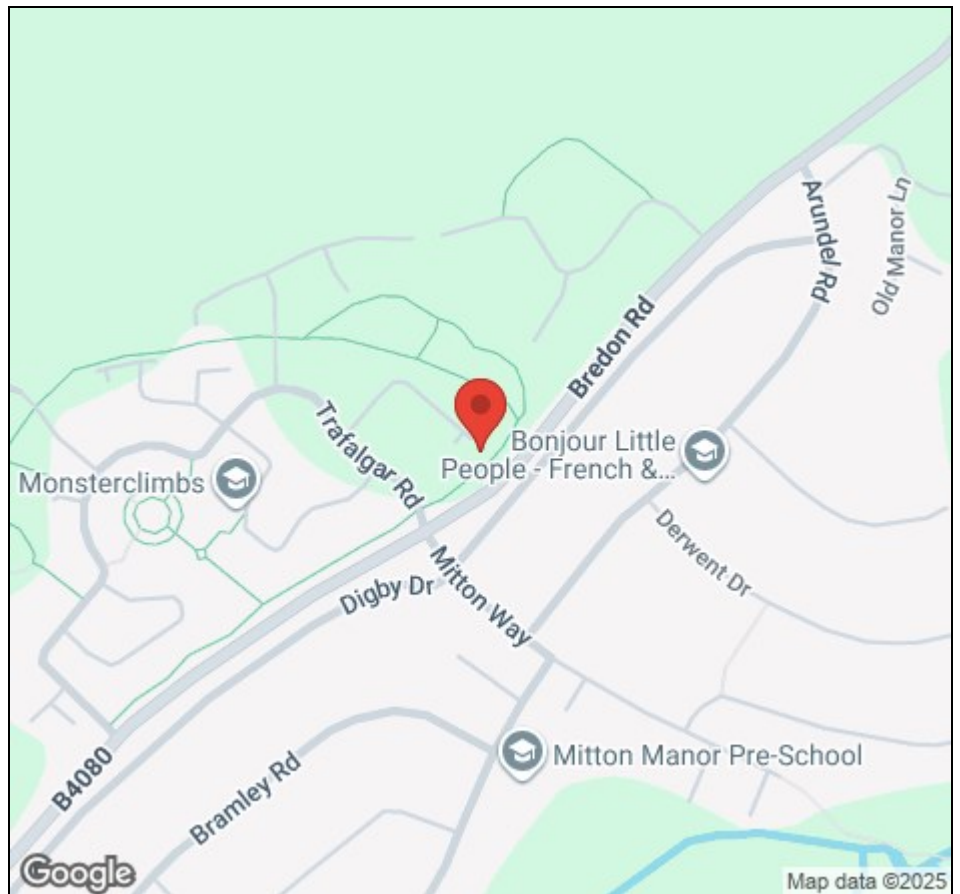
14'07 x 10'01 (4.45m x 3.07m)

Bedroom 5

14'06 x 9'06 (4.42m x 2.90m)

Bathroom

9'00 x 5'07 (2.74m x 1.70m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.