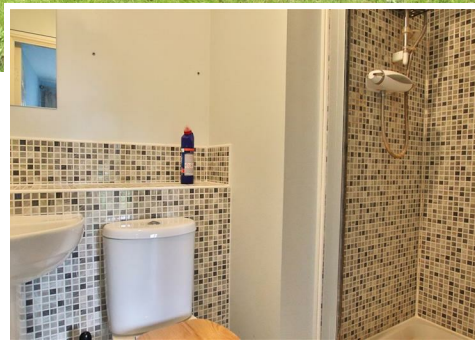




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estate agents



**Flat 4 Crispin House Victoria Circus, Tewkesbury, Gloucestershire GL20
5GE
Asking Price £165,000**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		82	82
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situation

Crispin House is set within The Meadows, 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

NO CHAIN

First Floor Purpose Built Apartment

Two Double Bedrooms

Open Plan Lounge/Kitchen/Dining Room

En Suite Shower Room and Family Bathroom

Gas Central Heating

Double Glazing

Allocated Parking

Communal Gardens

Council Tax Band B



Description

TWO BEDROOM, TWO BATHROOM first floor apartment located on the Rosefields development at Mitton, within walking distance to Tewkesbury Town Centre. The property is offered for sale with **NO ONWARD CHAIN**

The property briefly comprises entrance hall with telephone entry system, open plan lounge, kitchen/breakfast room, two bedrooms and a family bathroom with an en suite shower room to the master bedroom.

The property is further complimented by UPVC double glazing, gas central heating, **ALLOCATED PARKING** and communal gardens.



While 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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Reception

14'04 (max) x 10'09 (4.37m (max)
x 3.28m)

Kitchen

8'10" x 8'5" (2.69m x 2.57m)

Bedroom 1

12'11 x 8'04 (3.94m x 2.54m)

Bedroom 2

12'03 x 7'03 (3.73m x 2.21m)

Bathroom

5'11 x 6'05 (1.80m x 1.96m)



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

Email: info@tagestateagents.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 Estate Agents Ltd.