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## SALES & LETTINGS



**2 Melrose Walk, Tewkesbury, GL20 5FW**  
**Offers In Excess Of £450,000**

**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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

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

## 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.



## Description

TAG Sales & Lettings is pleased to offer this five double bedroom detached house located on the edge of The Rosefields development. The property is conveniently situated near local shops and within walking distance of Tewkesbury Town Centre, making it ideal for a growing family seeking versatile accommodation across three floors.

On the ground floor, you will find a welcoming entrance hall with stairs leading to the first floor, as well as a downstairs cloakroom. To the front of the house, there is a separate dining room that could double as a study. The lounge features French doors that open to the rear garden, while the front-to-back kitchen/dining room is equipped with a good range of storage cupboards, a fitted oven, space for an American fridge freezer, a dishwasher, and a quartz worktop with an undermount sink. Additionally, a utility room provides further storage, a sink, and plumbing for a washing machine.

On the first floor, the main bedroom includes a dressing room and an en suite shower room with a double shower. The second bedroom also has its own en suite shower room with a double shower, along with a third bedroom situated on this floor.

The second floor features a landing with a Velux window that allows natural light to fill the space, leading to bedrooms four and five—both of which are double rooms. This floor also includes a family bathroom and an airing cupboard.

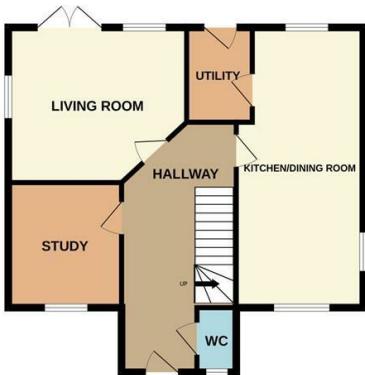
The property benefits from UPVC double glazing and gas central heating, with the boiler still under warranty.

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

Don't miss out—book your viewing today!



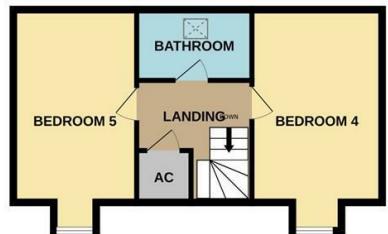
GROUND FLOOR



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)

### Dining Room

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

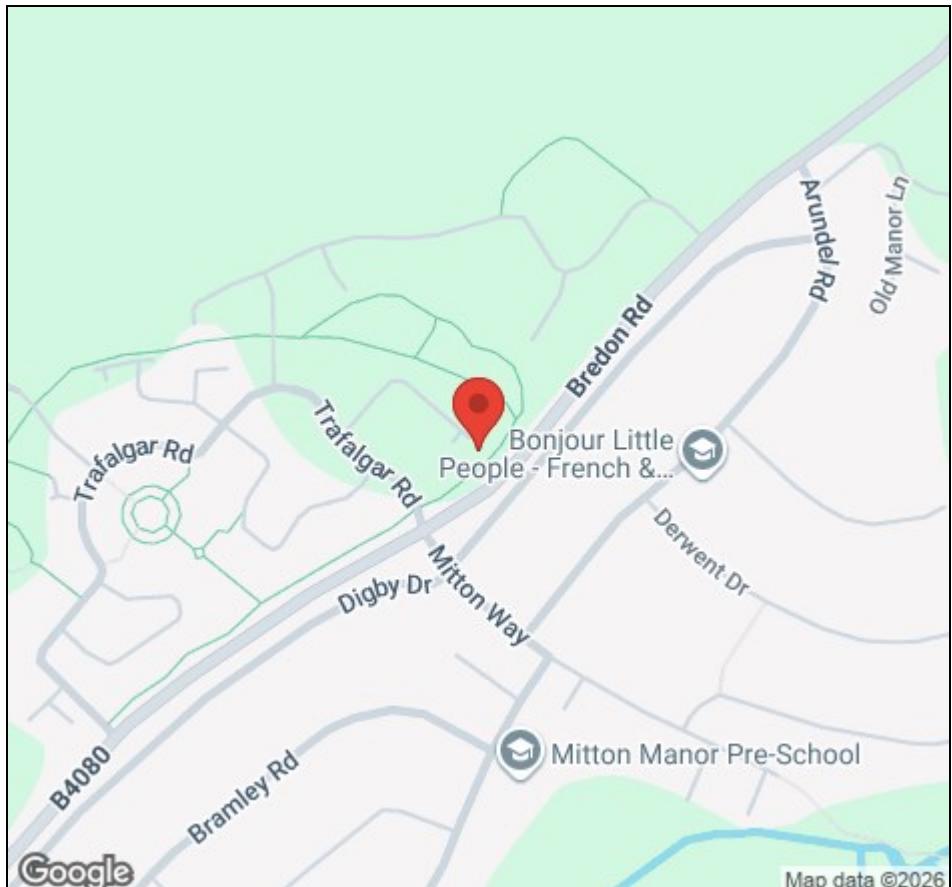
14'07 x 10'01 (4.45m x 3.07m)

### 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.