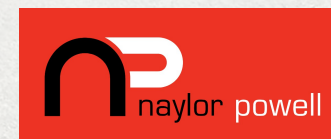




**15 Meadow Brown Road, Coombe Hill GL19 4FA**  
**£390,000**



## 15 Meadow Brown Road, Coombe Hill GL19 4FA

• No onward chain • Three bedroom semi-detached family home • Immaculately presented throughout • Allocated off-road parking for two vehicles • Well positioned with easy access to Cheltenham, Tewkesbury and Gloucester • EPC rating B83 • Tewkesbury Borough Council - Tax Band D (£2,202.04 per annum) 2025/2026.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£390,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hall

Stepping inside, you are greeted by a spacious entrance hall which provides access to the living room, kitchen, dining room, cloakroom, and stairs to the first floor.

### Cloakroom

White suite comprising WC and wash hand basin.

### Living Room

Generously sized living room stretching the depth of the property. Window to front aspect and French doors to the back garden provide ample natural light.

### Kitchen/Dining Room

Spacious dining area with window to the front aspect. The modern fitted kitchen provides ample storage in a range of floor- and eye-level units accompanied by integrated appliances to include a fridge-freezer, an electric oven, and a four-ring gas hob with an extractor over.

### Utility

Additional storage alongside plumbing for washing machine. Door to the back garden.

### Landing

Provides access to three double bedrooms and a family bathroom. Window to the rear aspect boasting enviable views.

### Master Bedroom

Double bedroom with stylish panelling and windows to front and rear aspects.

### En-suite

Modern suite to include WC, wash hand basin, and shower enclosure with tiled surround. Frosted window to the rear aspect.

### Second Bedroom

Double bedroom with window to the front aspect.

### Third Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

### Bathroom

Stylish bathroom suite to include WC, wash hand basin, and bath with shower over and tiled surround. Featured a diamond-shaped frosted window to the front aspect.

### Outside

To the front is a well-kept frontage with a path leading to the front door. Accessed via the side gate, the back garden is a generous size and benefits from being a combination of lawned and patio spaces. There is also a rear gate that leads to two allocated parking spaces to the rear.

### Location

Situated in the highly desirable location of Coombe Hill which offers a primary school, public houses, countryside walks and thriving social events and sports teams. The property is conveniently located between Gloucester, Cheltenham & Tewkesbury providing convenient commuter links to all areas and to the M5.

### Material Information

Tenure: Leasehold. Please note there will be an estate management charge which will be put in place once all of the properties on the development have been sold and is estimated to be circa £213.13.

Shared Ownership - Monthly rent of £429.24 to be paid to Heylo and includes building insurance.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,202.04 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

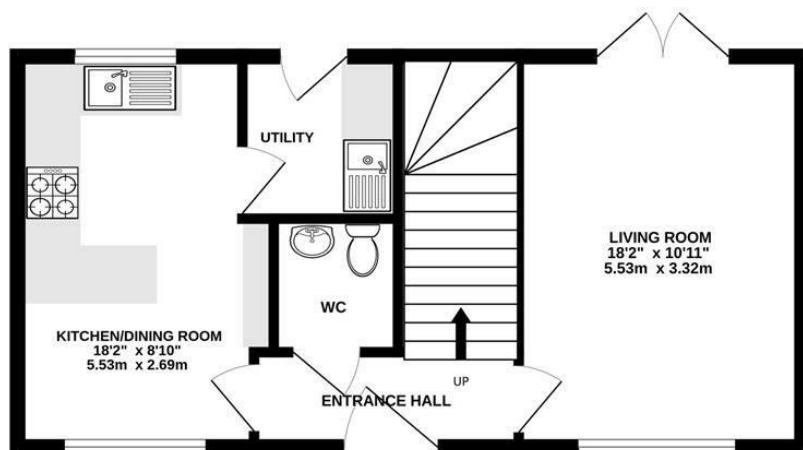
Heating: Mains gas.

Broadband speed: Basic 22 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps download speed.

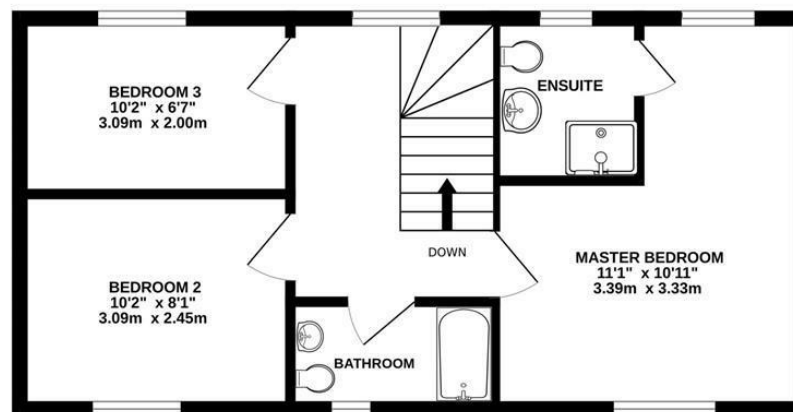
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

