



MICHAEL TUCK
ESTATE & LETTING AGENTS



5 Meadow Brown Road, Coombe Hill

Gloucester

Offers Over **£320,000**

5 Meadow Brown Road

Coombe Hill, Gloucester

We are excited to bring to the market a TWO DOUBLE Bedroom THREE Bathroom SEMI-DETACHED, NO ONWARD CHAIN! property recently built by Bovis Homes in the picturesque hamlet of Coombe Hill, providing panoramic views of Cleeve Hill and the surrounding countryside.

The Ground Floor comprises of a spacious Lounge, downstairs cupboard space, inner hall, downstairs WC and a modern, bright, Kitchen Diner.

The First Floor includes a Family Bathroom, good sized sized Bedroom Two with cupboard space, and En-suite adjacent to Bedroom One

To the rear of the property is the garden and side access, leading along down the property towards the rear access parking spaces enough for TWO vehicles.

To Book A Viewing Now, Call 01684 642642!

Council Tax band: B, Tenure: Freehold

EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

- No Onward Chain
- Two Double Bedrooms
- Semi Detached House
- EPC Rating: B84
- Lounge & Kitchen Diner
- Picturesque Views to the Rear
- Cloakroom, En-Suite and Family Bathroom



Hallway

5' 4" x 3' 10" (1.62m x 1.18m)

Lounge

12' 0" x 11' 8" (3.67m x 3.56m)

Kitchen Diner

15' 3" x 10' 5" (4.66m x 3.17m)

WC

6' 5" x 4' 0" (1.95m x 1.23m)

Landing

5' 3" x 3' 10" (1.60m x 1.17m)

Bedroom One

11' 5" x 10' 4" (3.49m x 3.14m)

Ensuite

7' 4" x 4' 9" (2.23m x 1.44m)

Bedroom Two

12' 1" x 8' 4" (3.69m x 2.53m)

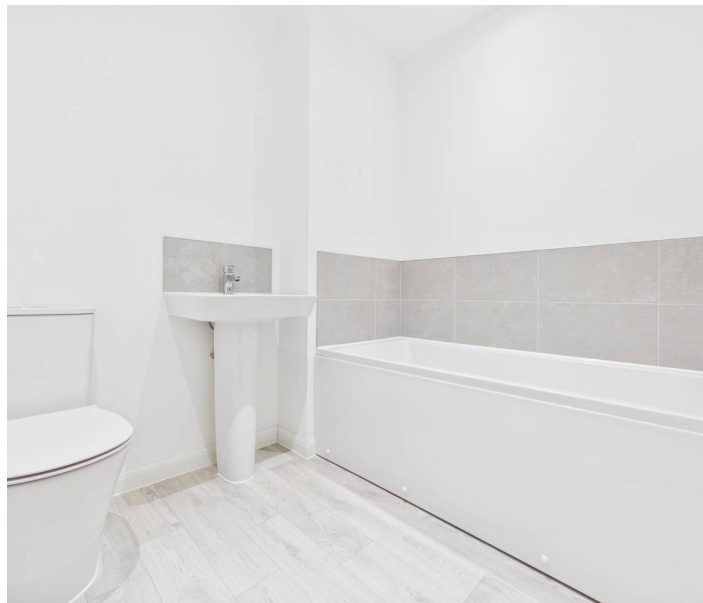
Bathroom

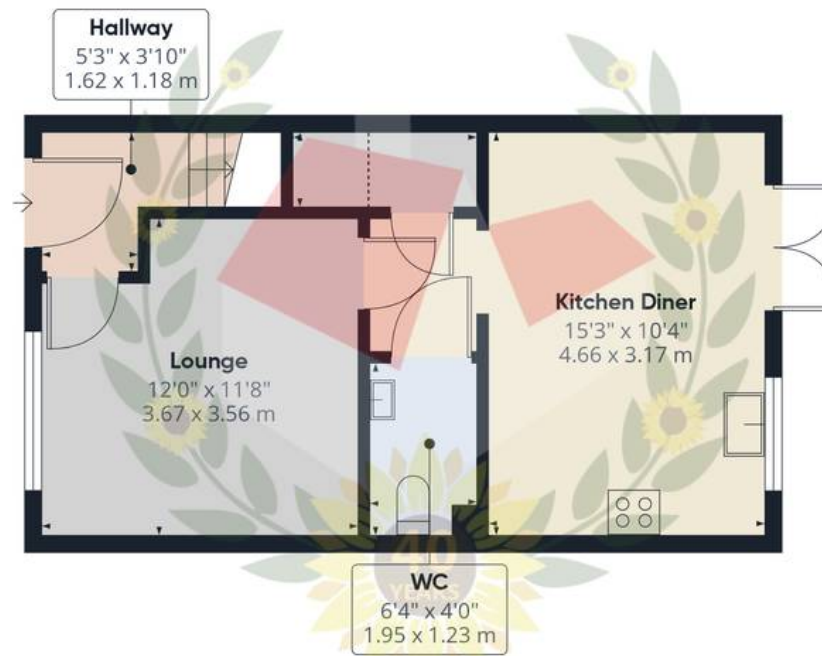
6' 9" x 6' 5" (2.05m x 1.95m)

Additional Information

Gas & Electric - Mains

Water & Sewerage - Mains





Ground Floor



Floor 1



Approximate total area⁽¹⁾

773 ft²

71.8 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • estates.tewkesbury@michaeltuck.co.uk • www.michaeltuck.co.uk



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.