



35 Ermin Park

Brockworth, GL3 4DD

Offers in excess of £280,000



Murdock & Wasley Estate Agents are delighted to present this spacious three-bedroom home in the sought-after area of Brockworth. The ground floor accommodation offers a sizeable living room, a dedicated dining room, and a modern kitchen equipped with integrated appliances including a cooker, hob, and dishwasher. Additionally, there is a separate utility area with doors leading to the rear garden, and a convenient downstairs WC.

On the first floor, you will find three generous double bedrooms and a family bathroom featuring a bath, separate shower unit, low-level WC, and wash hand basin.

Externally, the property benefits from a driveway with off-road parking for two vehicles and a low-maintenance enclosed rear garden with rear access. Positioned close to local amenities and offering excellent access to the motorway, this property is ideally situated for first time buyers.



Entrance Hallway

Approached via front door, Double glazed window to side elevation, doors to living room, opening to dining room and door to;

Cloakroom

Low level wc & pedestal wash hand basin. radiator.

Lounge

Upvc double glazed windows to front, television point, radiator, power points.

Dining Room

Two double glazed windows to side elevations, radiator, opening to;

Kitchen

Double glazed window to side elevation, a range of matching wall and base white high gloss units with laminate work surface over and matching upstand, inset one bowl stainless steel sink with mixer taps and drainer unit, integrated electric oven and hob with extractor hood over and stainless steel splash back, integrated dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, wall mounted combi boiler, inset ceiling spot lights, tiled effect vinyl flooring which continues into the inner hall and useful utility area that consists of double glazed French doors to the rear elevation leading out into the garden, opening into;

Inner Hallway

Stairs to first floor, radiator, under stairs storage cupboard, door to living room.

First Floor Landing

Double glazed window to rear elevation, access to loft via hatch which is partially boarded.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to front and side elevations, radiator.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bathroom

Double glazed obscure window to side elevation, bath with mixer taps, separate shower cubicle, wash hand basin with mixer tap, WC, heated towel rail, tiled splash backs, vinyl flooring.

Rear Garden

An enclosed garden which is laid to artificial lawn. Gated rear access.

Tenure

Freehold.

Services

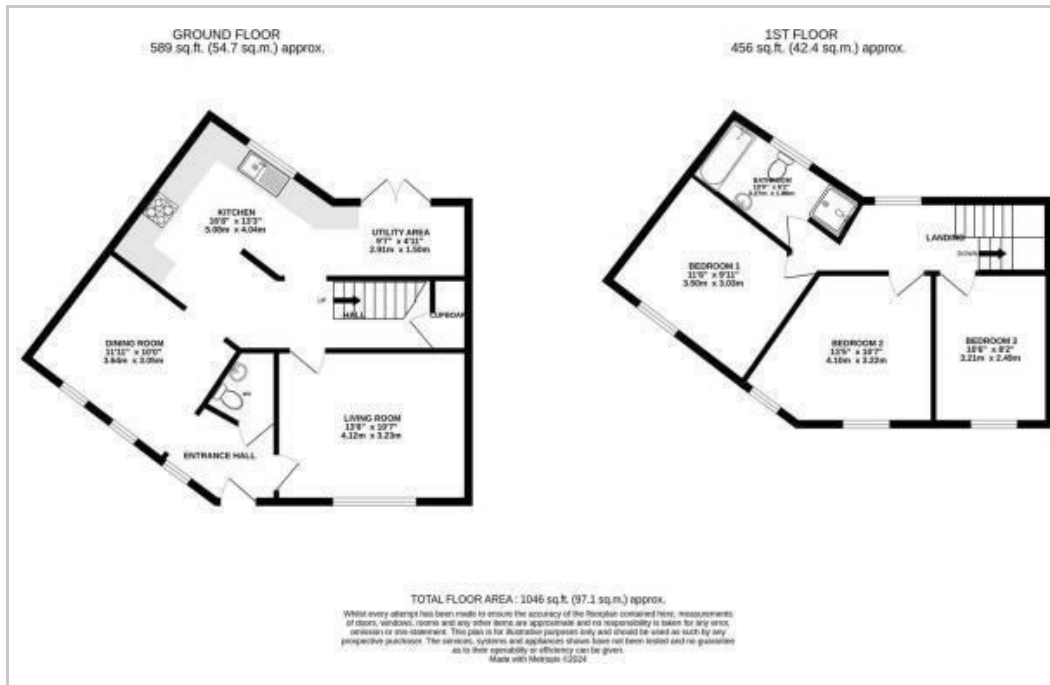
Mains water, gas, electricity, drainage, solar panels.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 83 | |
| (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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

