



Ermin Street, Brockworth GL3 4HG

£640,000



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- Located on the outskirts of Brockworth with great access to the M5
- Three reception rooms
- Beautifully presented kitchen/dining room
- Three double bedrooms
- Tastefully designed bathroom with separate shower
- One bedroom annexe with kitchenette and shower room
- Established front and rear gardens of approximately 0.27 of an acre
- Ample off road parking
- Tewkesbury Borough Council - Tax Band E (£2,624.71 per annum 2024/25)
- EPC rating D62

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£640,000

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Entrance porch

Obscure windows to front elevation, radiator, tiled flooring, stairs to first floor, doors to both Snug and;

Living room

Window to front elevation, two radiators, sandstone fireplace with wood burner, door to Kitchen/dining room, and French doors leading to;

Conservatory

French doors leading out into the garden.

Snug

Window to front elevation, radiator, original feature fireplace with ovens, picture rail, understairs storage cupboard, door leading to (with a step down);

Kitchen/Diner

Window to rear elevation overlooking the garden, a range of matching wall and base units with marble effect work surface over, inset one bowl ceramic sink and drainer unit, metro tiled splash backs, integrated fridge freezer, integrated dishwasher, space for freestanding gas cooker with extractor hood over, inset ceiling spotlights, radiator, LVT parquet flooring.

Utility room

Window to side elevation, marble effect work surface with space and plumbing underneath for washing machine and tumble dryer, LVT parquet flooring, door to;

WC

WC, wash hand basin, tiled splash backs, LVT parquet flooring wall mounted boiler.

On the first floor

Landing

Doors to all bedrooms and bathroom.

Bedroom One

Window to front elevation, radiator, built-in wardrobe, picture rail.

Bedroom Two

Window to front elevation, radiator, picture rail.

Bedroom Three

Window to front elevation, radiator, built-in wardrobe.

Bathroom

Obscure window to rear elevation, bath, separate shower cubicle, vanity wash hand basin, tiled splash backs, laminate flooring, heated towel rail, extractor fan, airing cupboard.

Detached Annexe

Kitchenette with several base units with work surfaces over, inset one bowl stainless steel sink. Living room/bedroom with two windows to the front elevation allowing all of the natural light to flood in, a useful storage cupboard, and a radiator. The shower room comprises, a shower cubicle, wash hand basin, WC, obscure window to the rear elevation, and a wall-mounted electric heater. Outside, is a private courtyard fenced off to the rest of the garden that comes with the main house. The annexe has been previously used as an Air BnB or could alternatively accommodate a dependent relative.

Outside

To the front of the property is a driveway providing off-road parking along with a lawned area featuring a variety of mature trees and shrubs. Gated access leads to the rear garden. The larger-than-average garden which makes up a large part of the 0.27 of an acre of grounds is a particularly unique feature of this property. The rear garden is mainly made up of lawn with various mature trees and shrubs including magnolia trees. There is a brick-built store and various seating areas dotted around the garden.

Location

Situated on the old Roman road that connects Gloucester with Barnwood, Hucclecote, and Cirencester. Local facilities include Tesco, Greggs, Costa Coffee, Subway, Badham's Chemist and gym. Cheltenham town centre is only six or so miles distant.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2,624.71 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

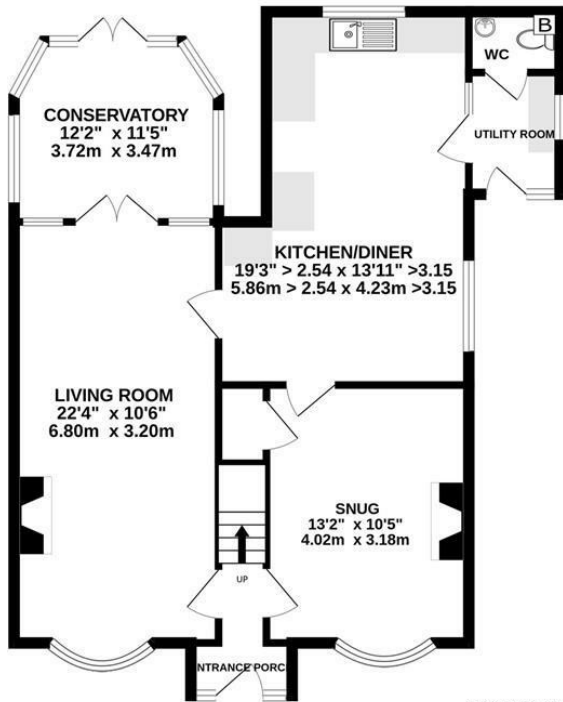
Sewerage: Mains

Heating: Gas Central heating.

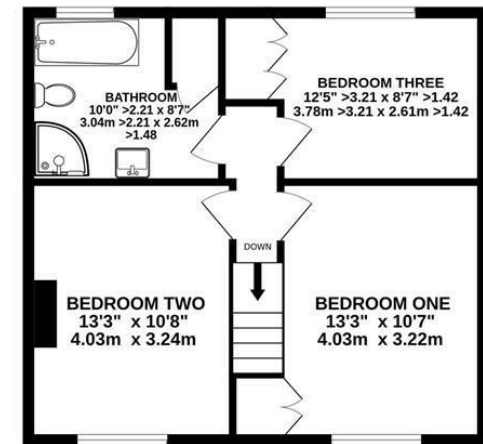
Broadband speed: Standard 15Mbps, Ultrafast 1000Mbps

Mobile phone coverage: Vodafone, EE, O2 and Three





GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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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