



48 Ermin Street, Brockworth GL3 4HW
£530,000



48 Ermin Street, Brockworth GL3 4HW

- Chain free
- Large South facing garden approaching 0.25 of an acre
- Garage and parking
- Downstairs cloakroom
- Potential to put your own stamp on
- Two reception rooms
- Close to local amenities
- Good transport links
- Tewkesbury Borough Council, Tax Band E - (£2,578.48 per annum 2024/25)
- EPC rating D67

£530,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Stairs to first floor, doors to all downstairs accommodation.

Cloakroom

A newly updated room with double glazed obscure window to front elevation, WC, wash hand basin.

Living Room

A light and airy room with a triple aspect via double-glazed windows to front and side elevation, patio doors leading out into the garden, two radiators, inset gas fire.

Dining Room

A lovely sized room with feature double glazed bay window to rear elevation, radiator.

Kitchen/Breakfast Room

Another good sized room with double glazed window to rear elevation overlooking the garden, a range of matching wall and base units with work surface over, inset double stainless steel sink with drainer unit, integrated four ring gas hob and extractor hood over, integrated electric eye level oven, radiator, tiled splash backs, wooden panelled walls, tiled flooring, door to;

Lobby

A useful additional space connecting the main house to the garage with a wooden door and window to front elevation, door to rear elevation, space and plumbing for washing machine, space for tumble dryer and vent, and internal garage door.

On the first floor

Landing

Two windows to front elevation (one is single-glazed and full height and the other is double-glazed), airing cupboard housing combi boiler, loft access via hatch which is boarded with a light.

Bedroom One

A large double room with double aspect and double glazed bay windows to both front and rear elevations, radiator, fitted wardrobes.

Bedroom Two

Another large double room with a picture double-glazed bay window to rear elevation with far-reaching views to Cooper's Hill, radiator, fitted wardrobes.

Bedroom Three

Double-glazed window to rear elevation, radiator.

Shower Room

A newly fitted shower room with double-glazed obscure window to side elevation, large walk-in shower cubicle, wash hand basin, WC, heated towel rail, tiled splash backs.

Garage

17'5" x 8'9" (5.33 x 2.68)

Double wooden doors to front elevation, wooden window to rear elevation, power and light.

Outside

To the front of the property is a driveway providing access to parking along with an area of lawn with hedging to the boundaries. There is potential to create further off-road parking. The rear garden is larger than average and has beautiful views of Cooper's Hill. The garden has a variety of mature trees and shrubs and is a haven for wildlife. Further benefits include two storage sheds and the south-facing aspect.

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 a gym. Cheltenham town centre is approximately six miles distant. The M5 motorway is also within easy and convenient access providing transport links to further afield.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2,578.48 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

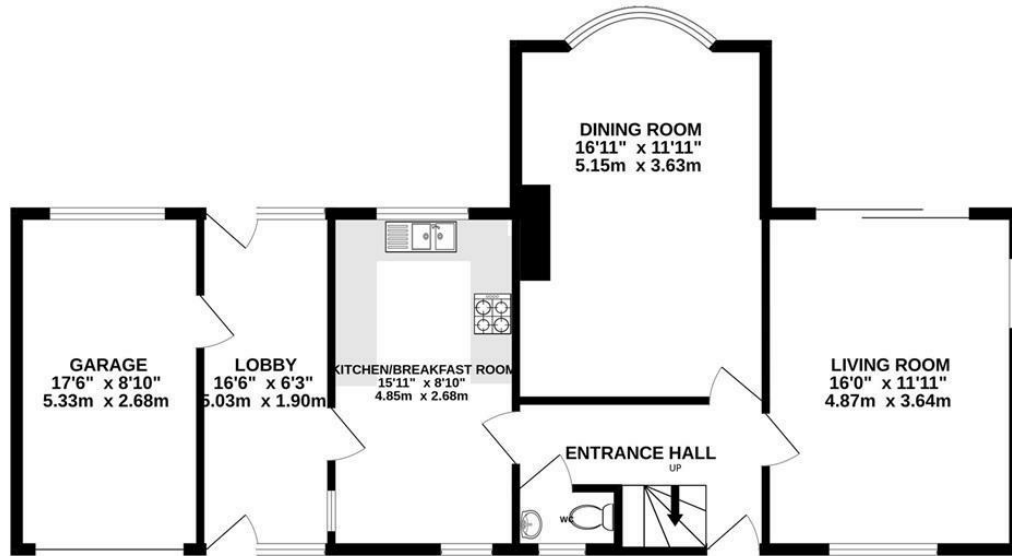
Heating: Gas Central heating.

Broadband speed: Standard 16 Mbps and Ultrafast 1000 Mbps

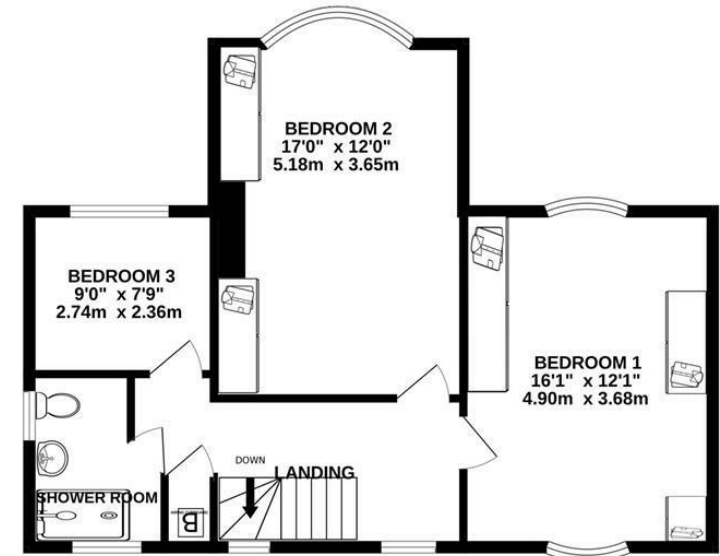
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

