



**35 Ermin Park, Gloucester GL3 4DD**  
**£280,000**



# 35 Ermin Park, Gloucester GL3 4DD

- Three double bedrooms
- Two reception rooms and downstairs WC
- Bath with separate shower cubicle
- Allocated off road parking for two cars
- Enclosed and low maintenance rear garden
- Close to local amenities, schools and transport links
- Potential rental income of £1,200 PCM
- Gas central heating and double glazing
- Tewkesbury Borough Council Tax band C- £1,908.88 (2024/2025)
- EPC rating B86

**£280,000**

## Entrance Hall

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

## Cloakroom

WC, wash hand basin.

## Living Room

Double glazed window to front elevation, radiator, door to;

## 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 Hall

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

## On the first floor

## Landing

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

## Bedroom One

Double glazed window to side elevation, radiator.

## Bedroom Two

Double glazed windows to front and side elevations, radiator.

## Bedroom Three

Double glazed window to front elevation, radiator.

## 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.

## Outside

There are two off road, allocated parking spaces situated to the side of the property. There is a low maintenance and enclosed rear garden which has astro turf and a rear gate.

## Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

## Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Tewkesbury Borough Council - £1,908.88 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

Broadband speed: Standard 6Mbps and Superfast 43Mbps Ultrafast 1000Mbps

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

Information correct as of 02/11/2024- The vendors will be taking the solar panels with them.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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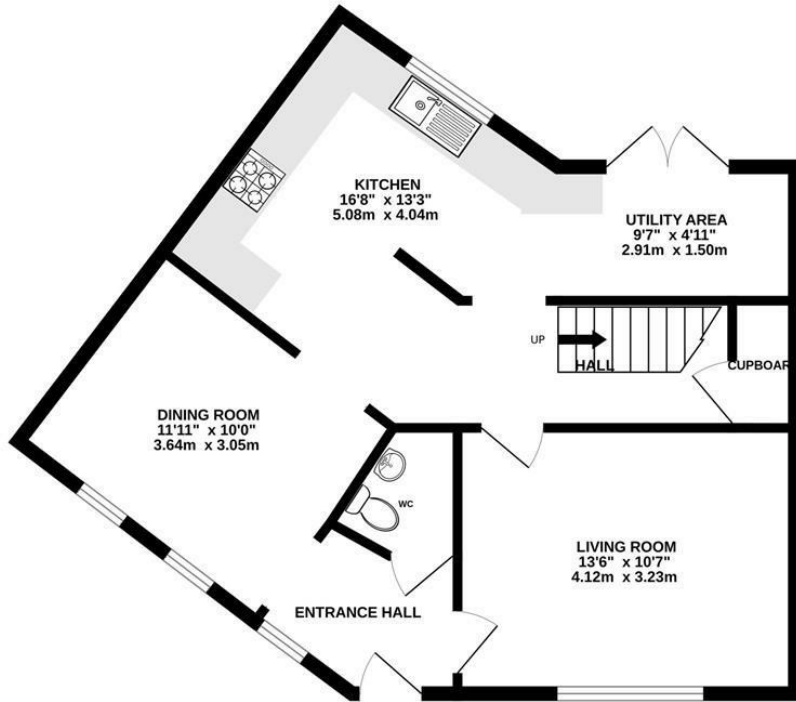
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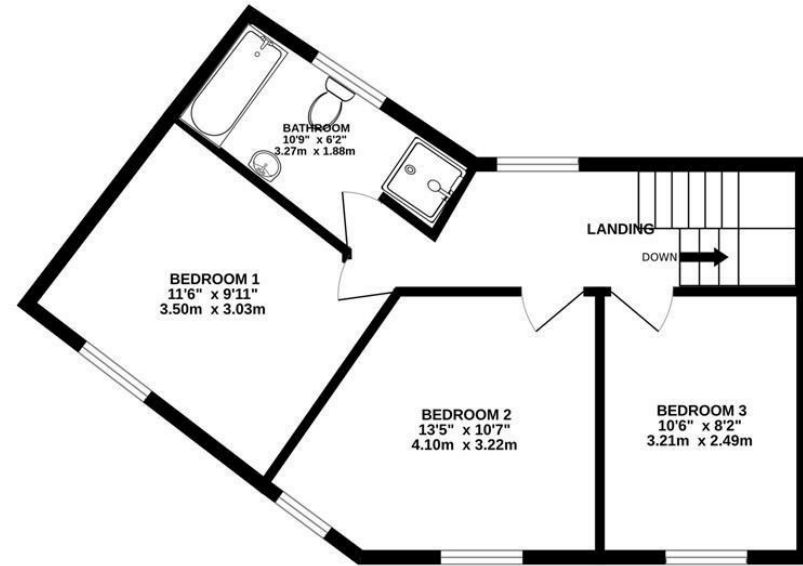




**GROUND FLOOR**  
589 sq.ft. (54.7 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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