



85 Ermin Park, Gloucester, GL3 4DF

£185,000

Available with no onward chain, this three-bedroom semi-detached bungalow sits in a quite corner of Brockworth and would benefit from some modernising throughout.

Via a large front garden with off road parking, the front door opens into an entrance hall and through to a spacious living room with views to the front. A kitchen sits at the rear and opens out to the rear garden. Three bedrooms and a bathroom with separate WC are accessed off the entrance hall.

Brockworth offers a range of local amenities while regular bus routes and major transport links run nearby.



Entrance Porch

UPVC Front door. Frosted double glazed window to front.

Entrance Hall

UPVC Door. Carpet. Storage heater. Cupboard with meters.

Living Room 18' 1" x 11' 11" (5.51m x 3.63m)

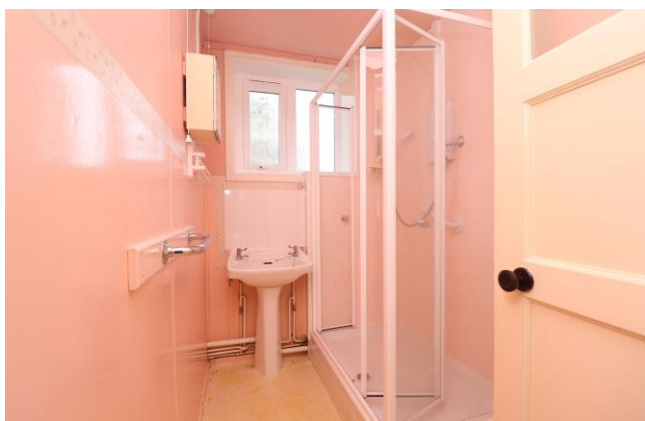
UPVC double glazed window to front. Carpet. Two storage heaters. Feature fireplace.

Kitchen 10' 1" x 12' 0" (3.07m x 3.65m)

UPVC window and door to rear. Range of wall, base and drawer units. Sink with draining board. Fitted cupboard. Carpet.

External

Front: Lawn. Off road parking for multiple cars. Hedge and wire fence surround. Back: Mostly laid to lawn. Shrub and wire fence borders. Shed and separate storage unit. Side access.



85 Ermin Park, Gloucester, GL3 4DF

£185,000

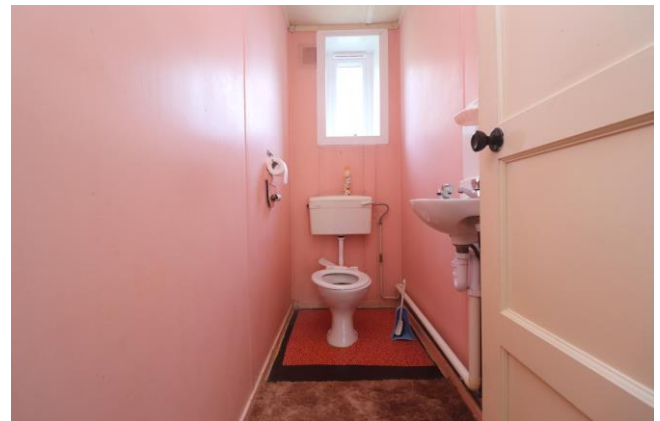
Bedroom 1 11' 11" x 11' 11" (3.63m x 3.63m)
UPVC window to front. Carpet. Storage heater. Cupboard

Bedroom 2 9' 8" x 12' 0" (2.94m x 3.65m)
UPVC window to rear. Carpet. Storage heater. Cupboard

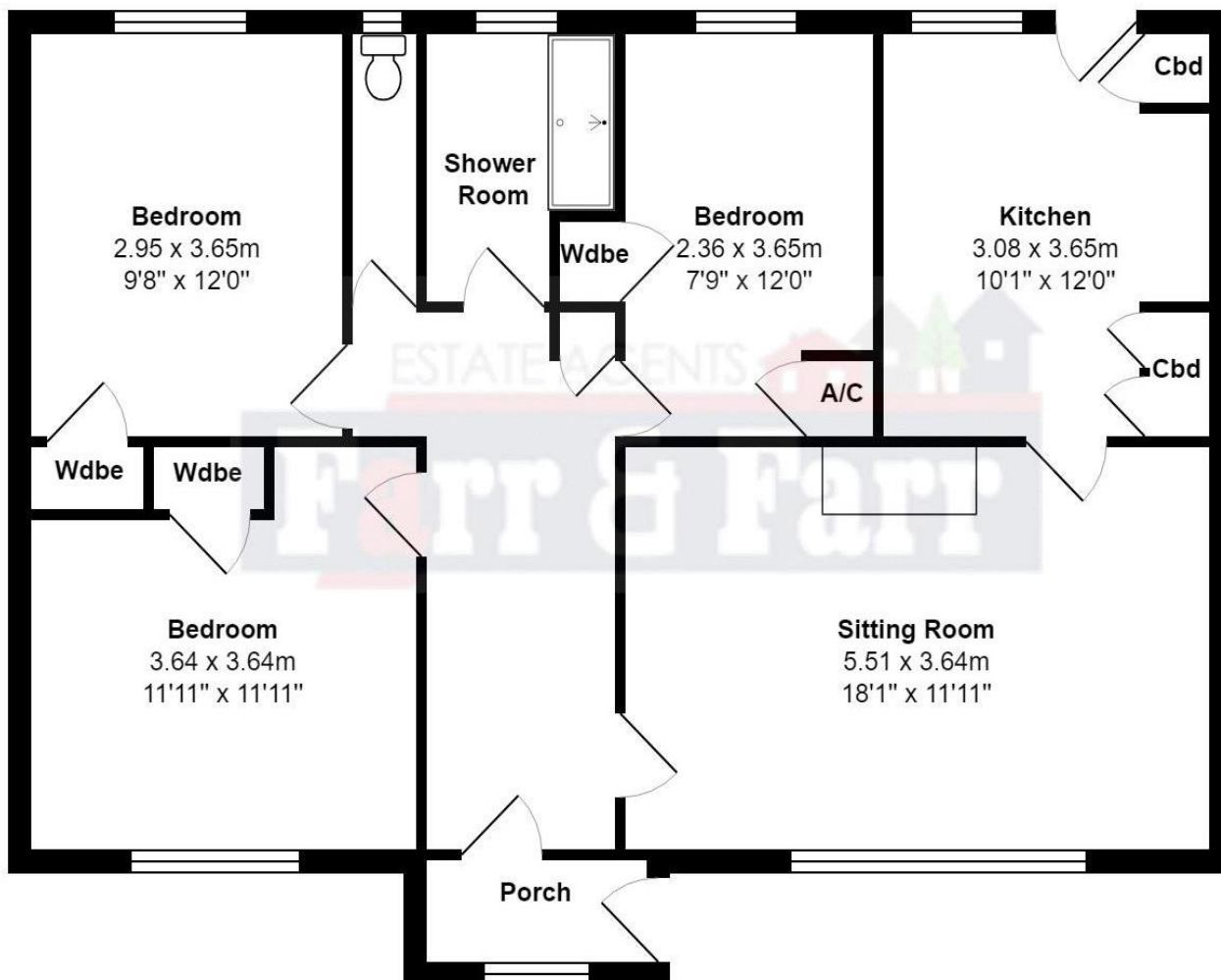
Bedroom 3 7' 9" x 12' 0" (2.36m x 3.65m)
UPVC window to rear. Carpet. Cupboard with water tank.

WC
WC. Basin. Frosted double glazed window to rear.

Bathroom
Frosted double glazed window to rear. Basin. Enclosed electric shower. Vinyl floor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Approx Total Area: 84.3 m² ... 908 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
Gloucester GL1 3AA

☎ 01452 500025

✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT

☎ 01452 613355

✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ

☎ 01452 380444

✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ

☎ 01452 238298

✉ lettings@farrandfarr.co.uk