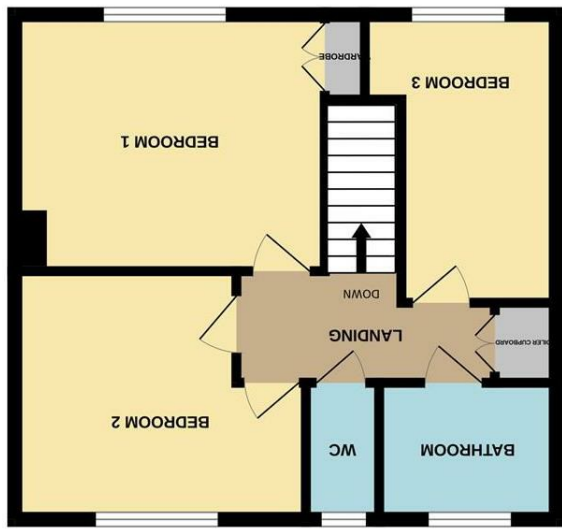


MISREPRESENTATION DISCLAIMER

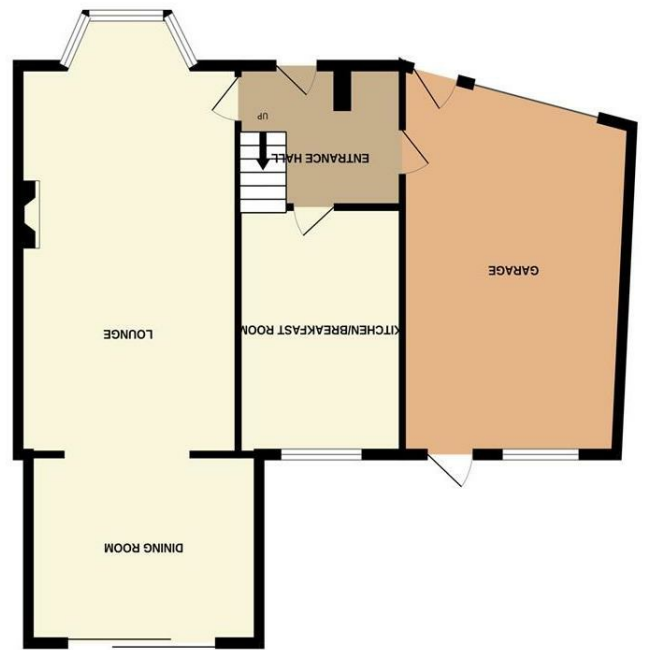
| Country                                                                                                                                                                                                              | Energy Efficiency Rating                                                          | Country                                                                                                                                                                                                              | Environmental Impact (CO <sub>2</sub> ) Rating                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  <b>England &amp; Wales</b><br>Net Energy Efficiency: 40% (Energy Saving Cert.)<br>Net Energy Efficiency: 40% (Energy Saving Cert.) |  |  <b>England &amp; Wales</b><br>Net Energy Efficiency: 40% (Energy Saving Cert.)<br>Net Energy Efficiency: 40% (Energy Saving Cert.) |  |

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 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.

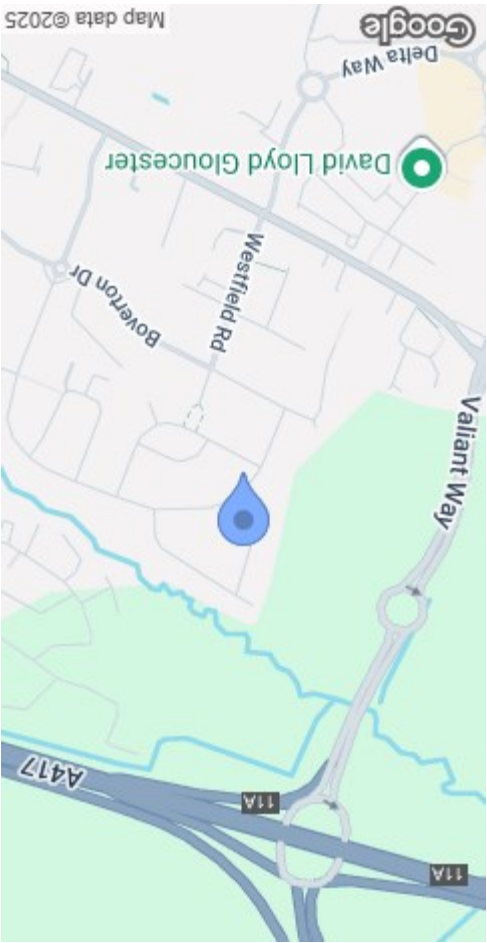
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1ST FLOOR



GROUND FLOOR



**96 Ermin Park**  
Brockworth, Gloucester GL3 4DP

£225,000

CASH BUYERS ONLY - Hawksley Constructed extended three bedroom semi detached house with an attached garage, a 22ft lounge with a bay window and a pleasant enclosed rear garden situated in a popular convenient position.

Accommodation comprises hallway, 22ft lounge, dining room extension, kitchen/breakfast room, bedroom one with a fitted wardrobe, bedroom two, bedroom three, the bathroom with a white suite and a separate wc.

Outside you have a tarmacadam driveway leading to the attached garage and a pleasant enclosed rear garden with a patio and lawn.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud. The name Brockworth is derived from the Saxon "wurthin" for enclosure and "broc" for brook. Settlement is believed to have occurred around 600 AD, after the defeat of the Gloucester-based Romano British at the Battle of Dyrham in 577 AD During World War II the nearby village of Hucclecote at the Gloster Aircraft Company produced the famous Hawker Hurricane fighter, and following the war it gained renewed fame for producing several notable aircraft, including Britain's first jet aircraft, which was test flown here. Brockworth is also the birthplace of actor, comedian and writer Simon Pegg.



Upvc double glazed Georgian style front door leads into:

**ENTRANCE HALLWAY**

Laminate flooring, double radiator, stairs leading off, cloaks hanging space, upvc double glazed door to side elevation into the garage.

**LOUNGE**

22'6 x 12' max (6.86m x 3.66m max)

Fireplace housing a coal effect gas fire, double radiator, tv point, wall lights, coved ceiling, upvc double glazed bay window to front elevation overlooking the surrounding area, through to:

**DINING ROOM EXTENSION**

13'2 x 8'4 (4.01m x 2.54m )

Attractive oak style laminate flooring, double radiator, upvc double glazed patio doors to rear elevation onto the garden.

**KITCHEN/BREAKFAST ROOM**

15'5 x 9'5 max (4.70m x 2.87m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, gas cooker point, extractor hood, plumbing for automatic washing machine and dishwasher, double radiator, space for table and chairs, upvc double glazed window to rear elevation overlooking the rear garden.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to the insulated loft space with lighting via a pull down ladder, cupboard housing the gas fired central heating boiler with shelving and a single radiator.

**BEDROOM 1**

12'2 x 10'4 (3.71m x 3.15m)

Built in wardrobe, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**

12'8 x 9'9 max (3.86m x 2.97m max)

Single radiator, upvc double glazed window to rear elevation.

**BEDROOM 3**

11'5 x 7'6 max (3.48m x 2.29m max)

Single radiator, upvc double glazed window to front elevation.

**BATHROOM**

5'7 x 5'7 (1.70m x 1.70m)

White suite comprising panelled bath with a shower unit over, pedestal wash hand basin, fully tiled walls, single radiator, upvc double glazed window to rear elevation.

**SEPARATE WC**

5'6 x 2'6 (1.68m x 0.76m)

Low level w.c., upvc double glazed window to rear elevation.

**OUTSIDE**

The front garden is laid to gravel with flower borders, plants and bushes. To the side there is a tarmacadam driveway providing off road parking which in turn leads to a:

**ATTACHED GARAGE**

17'9 x 11'7 max (5.41m x 3.53m max)

Up and over door and a upvc double glazed door to front elevation, power, lighting, partially glazed door and window to rear elevation.

The rear garden has a paved patio, a lawn and a gravelled border with fencing and hedgerow surround.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: C  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

**TENURE**

Freehold.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Ermin Street, Brockworth turn where signposted into Westfield Road and proceed into Westfield Avenue then turn right into Ermin Park where the property can be located on the right hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

