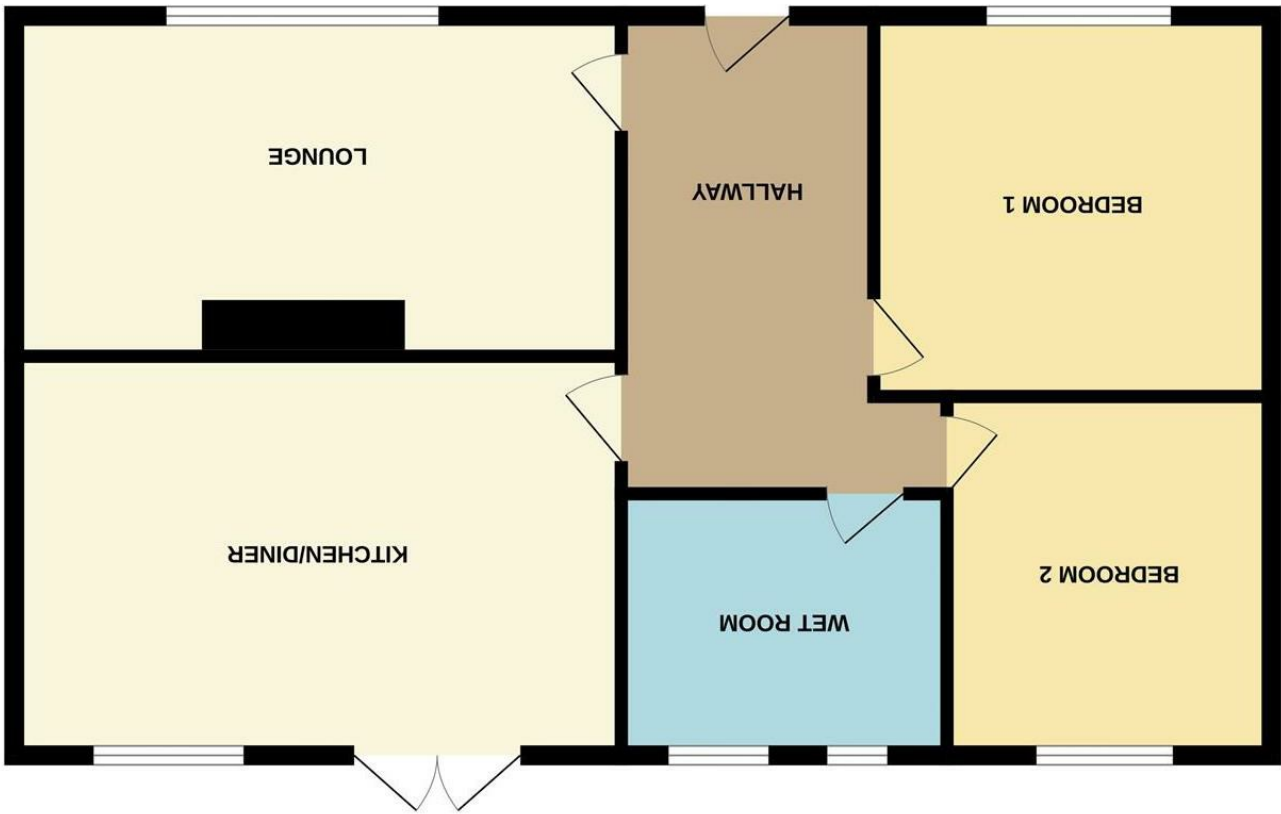
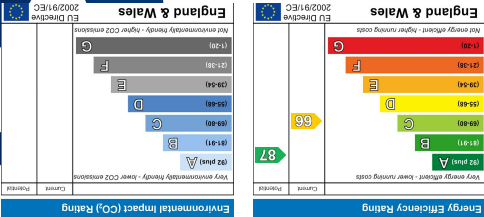


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



105 Ermin Park
Brockworth, Gloucester GL3 4DG

£248,500

CASH BUYERS ONLY - Spacious and well presented two double bedroom semi detached Hawksley bungalow that has been bricked around (with a completion certificate for the brickwork from Cheltenham & Tewkesbury building control) sitting on a generous level plot.

Accommodation comprises a 15ft hallway that gives access to the 17ft lounge at the front of the property, the generous well fitted kitchen/diner with built in appliances is at the rear with French doors to the garden.

The two double bedrooms are also off the hallway and are serviced by the modern wet room.

Outside at the front you have a blocked paved driveway and a lawn with flower boarders. At the rear there is an enclosed garden with a patio, a generous lawn and storage sheds.

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 front door leads into:

ENTRANCE HALLWAY
15'8 x 8'1 max (4.78m x 2.46m max)
Double radiator, built in storage cupboard, telephone point.

LOUNGE
17'9 x 11'8 max (5.41m x 3.56m max)
Double radiator, downlighters, tv point, upvc double glazed window to front elevation.

KITCHEN/DINER
18' x 11'9 (5.49m x 3.58m)
A range of base and wall mounted units, laminated worktops and splashbacks, one and a half bowl sink unit with a mixer tap, Island unit housing the induction hob with an extraction hood over, two electric ovens, built in fridge/freezer, plumbing for automatic washing machine, built in dishwasher, tiled floor, space for table and chairs, two double radiators, downlighters, access to loft space via a pull down ladder with lighting, upvc double glazed French doors and window to rear elevation overlooking the rear garden.

BEDROOM 1
11'8 x 11'8 (3.56m x 3.56m)
Double radiator, tv point, upvc double glazed window to front elevation.

BEDROOM 2
11'8 x 9'6 (3.56m x 2.90m)
Double radiator, tv point, upvc double glazed window to rear elevation.

WET ROOM
7'9 x 7'4 (2.36m x 2.24m)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, chrome heated towel rail, tiled floor, downlighters, extractor fan, two upvc double glazed windows to rear elevation.

OUTSIDE
To the front there is a block paved driveway providing off road parking for two vehicles accessed via a wrought iron gate. The front garden is laid to lawn with flower borders, plants, shrubs and bushes. There is a pathway leading to the front door and around to the rear garden via a wooden built gate which measures approximately 50ft x 45ft having a block paved patio, lawned area, flower borders, plants, shrubs and bushes. There are also three garden storage sheds and all is surrounded by wooden panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

DIRECTIONS
On leaving Gloucester proceed along Barnwood Road passing through Barnwood and Hucclecote upon entering Brockworth at the traffic lights turn left into Westfield Road turning left into Westfield Avenue turning right into Ermin Park where 66 can be found on the left 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).