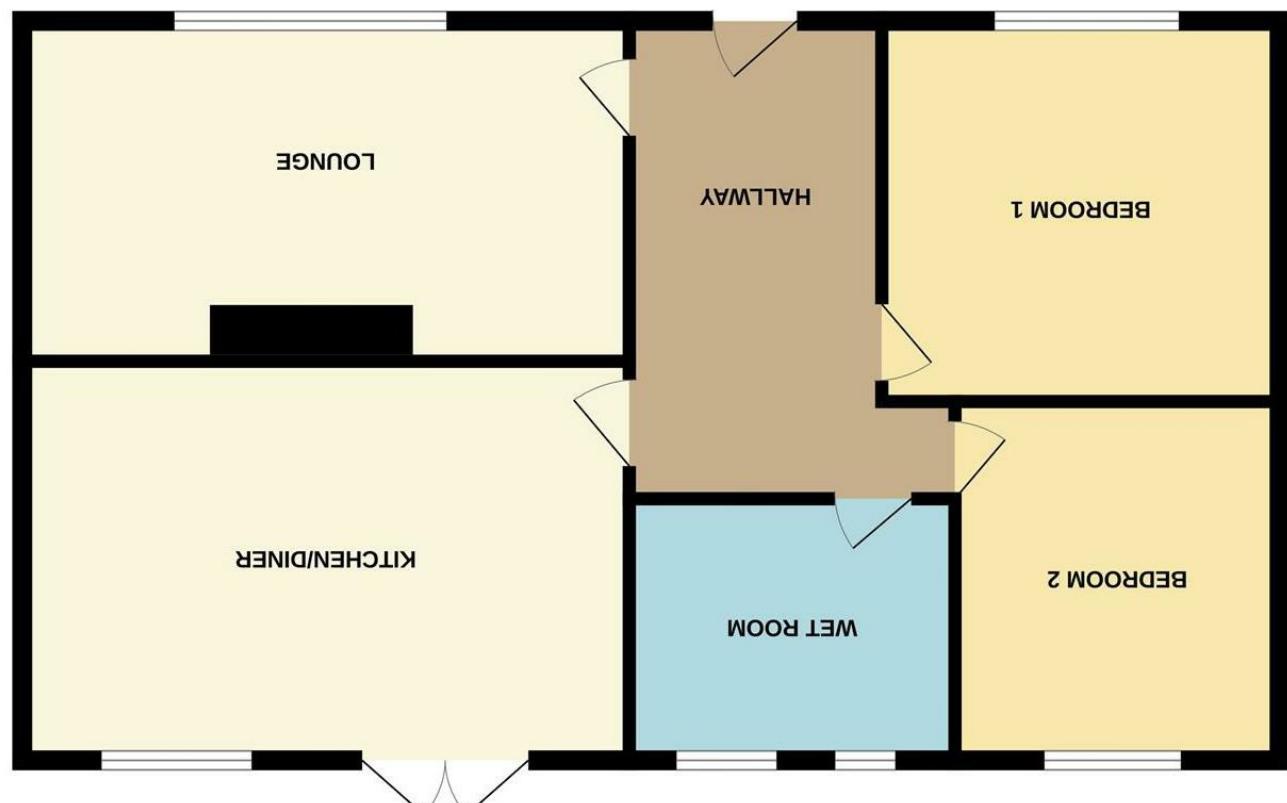
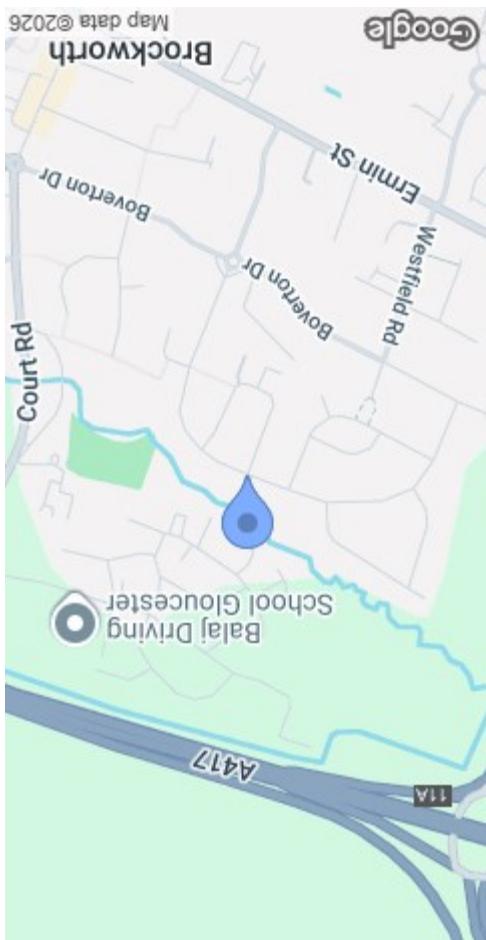
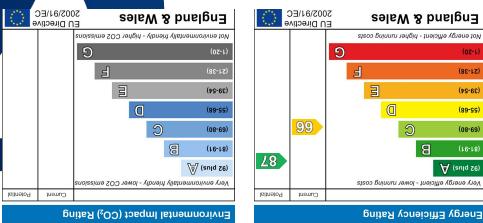


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Please note that the preparation of these particulars do not constitute a contract or part of a contract. All measurements are approximate and not guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be reasonable steps have been taken with the preparation of these particulars to check the information for you. Fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are fit for purpose. The services, fixtures and fittings should be tested by the buyer before completion of the sale. Prospective purchasers should make their own arrangements to inspect the property. The services, fixtures and fittings should be tested and no guarantee is given. Whilst every attempt has been made to ensure the accuracy of the details contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should not be used as a substitute for the survey or the title documents. The surveyor or solicitor should be consulted for any title or survey queries. This plan is to illustrate the approximate layout and no responsibility is taken for any error. Whilst every attempt has been made to ensure the accuracy of the details contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should not be used as a substitute for the survey or the title documents. The surveyor or solicitor should be consulted for any title or survey queries.

MISREPRESENTATION DISCLAIMER



105 Ermin Park
Brockworth, Gloucester GL3 4DG

STEVE GOOCH
ESTATE AGENTS | EST 1985

£248,500

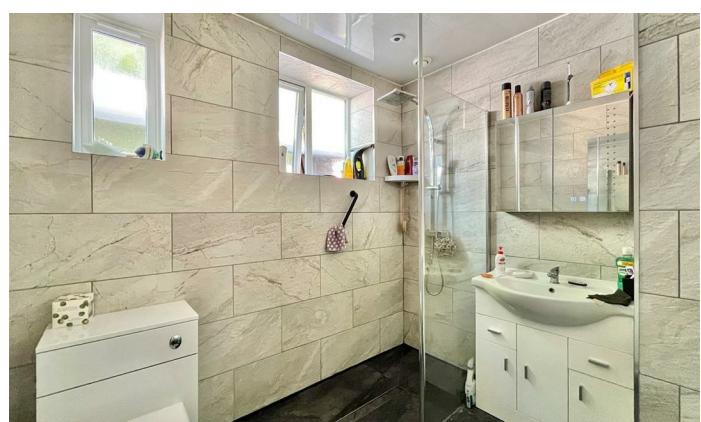
CASH BUYERS ONLY - Spacious and well presented two double bedroom semi detached Hawksley bungalow that has been bricked around (with a completion certificate for the brickwork from Cheltenham & Tewkesbury building control) sitting on a generous level plot.

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 borders. 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).