



35 Ermin Park, Brockworth, Gloucester, GL3 4DD

£280,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate Agents are delighted to be presenting this lovely three bedroom home to the market in Brockworth!

The ground floor accommodation boasts sizeable living room, dining room, modern kitchen with integrated cooker, hob and dishwasher, and a separate utility area with doors leading to the rear garden. The ever useful downstairs WC completes the ground floor.

Heading upstairs to the first floor, there are three generous double bedrooms and the family bathroom comprising bath, separate shower unit, low level WC and wash hand basin.


Externally, the property further offers a driveway to the front with off road parking for two vehicles, and a low maintenance, enclosed rear garden with rear access.

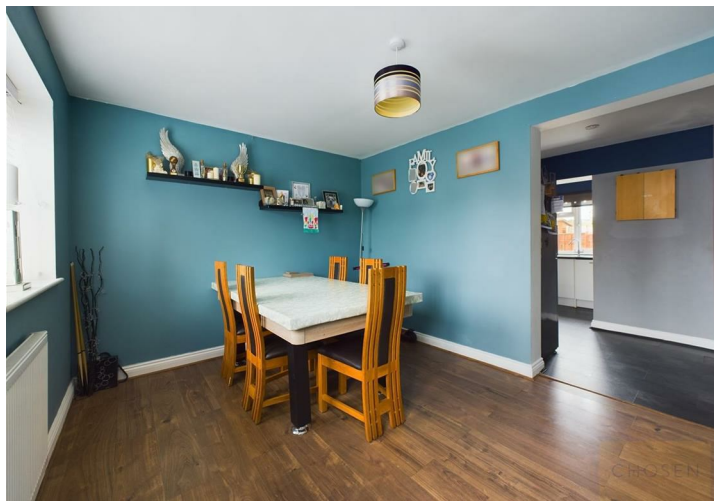
Positioned close to local amenities, and providing great access to the motorway, this lovely home is situated in a fantastic spot. Get in touch today to arrange your viewing!

Agents Note.
Freehold.
EPC Rating: B88
Tewkesbury Council Tax Band: D - £1,908.88 per annum.
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.
There are 12 solar panels connected - installed in 2022. They are on a 15 year lease and the current owners pay £150 per month.
The sellers have also confirmed they will pay the outstanding balance upon completion of the sale.

- Three Double Bedroom Home
- Enclosed Rear Garden With Rear Access
- Driveway Providing Off Road Parking For Two Cars
- Living Room, Dining Room And Generous Kitchen
- Family Bathroom And Downstairs WC
- Popular Location Close To Local Amenities
- EPC Rating: B88
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾
1044,33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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