



3 Ermin Park, Brockworth GL3 4BD
£425,000



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• Extended four bedroom property arranged over three floors • Bathroom and Shower Room • Utility Room • Brick built garden store with power and light • Close to local amenities • Well presented throughout • Great transport links between Gloucester and Cheltenham • Modern kitchen and bathrooms • EPC rating TBC • Tax Band C - Tewkesbury Borough Council - £2098.85 per annum (2026/27)

£425,000

Hall

Radiator, under-stairs cupboard, stairs to first floor.

Living Room

Woodburning stove, fitted alcove cupboard with shelves over, bay window to front elevation, radiator.

Kitchen/Dining Room

A range of base and wall units with quartz work surface over, inset one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, larder fridge, gas hob and electric double oven. Extractor hood, window and patio doors to rear elevation, inset ceiling spotlights. Door to:

Utility Room

Base and wall units with work surface over, inset one bowl stainless steel sink. Space for washing machine, tumble dryer, and larder fridge or freezer, wall-mounted gas boiler, Velux roof light, door to garden, and plinth heater.

Shower Room

WC, vanity unit with wash hand basin, shower cubicle, part tiled walls, heated towel rail, window to front elevation.

First Floor Landing

Windows to side and rear elevations, radiator, stairs to second floor.

Bedroom One

Fitted wardrobes, radiator, bay window to front elevation.

Bedroom Two

Radiator, window to rear elevation.

Bathroom

Panelled bath with mains shower over, tiled walls, WC, vanity unit with wash-hand basin, heated towel rail, window to the front elevation.

Second Floor Landing

Window to side elevation.

Bedroom Three

Two windows to the rear elevation, radiator.

Bedroom Four

Two Velux roof lights, radiator, two loft access panels.

Outside

To the front of the property there is off road parking for three vehicles, flower beds, outside light and gated access to the rear garden.

To the rear of the property the garden is mainly laid to lawn with flower beds, two Indian sandstone patio areas, outside tap and power, and a brick-built storage shed 3.80m x 2.53m with power and light.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth Business Park and shopping park are a short distance from the property, and junction 11A of the M5 motorway is within easy access.

Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Tewkesbury Borough Council - £2098.85 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband speed: Standard 7Mbps and Superfast 74Mbps Ultrafast 1000Mbps

Mobile phone coverage: Vodafone, O2 (Likely), EE, and Three (Limited).

Agent Note- Please note the vendor of this property is an employee of Naylor Powell Limited. However, we can confirm that Naylor Powell Limited has no financial interest in the sale of this property other than the normal selling fee.



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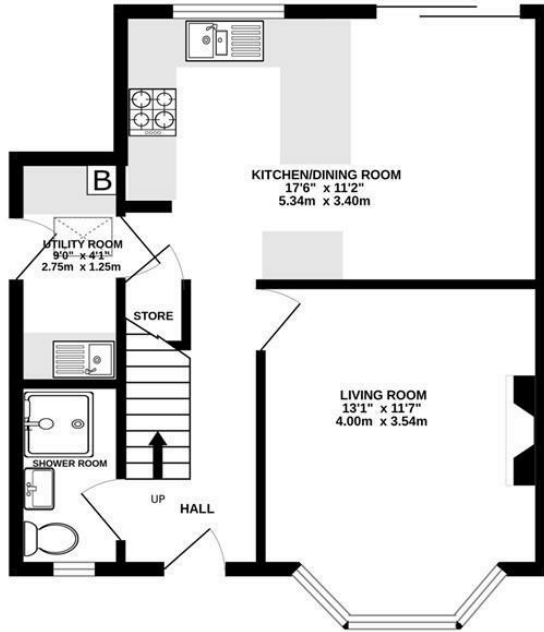
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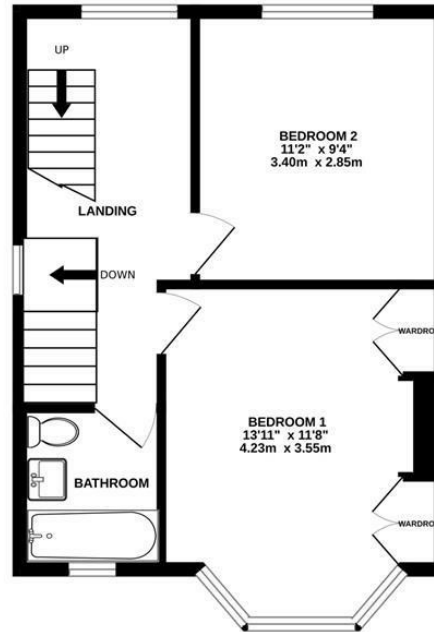
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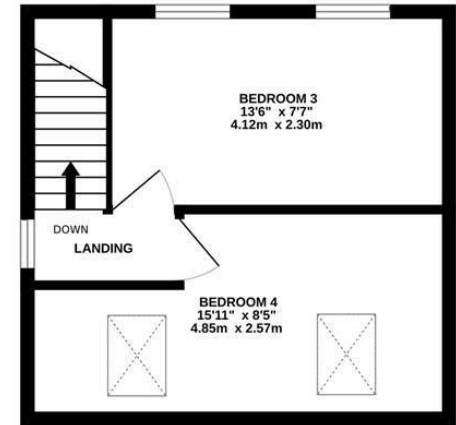
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

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 error, 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
100 (most energy efficient - lower running costs)	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



