



**149 Ermin Street, Gloucester GL3 4HG**  
**Guide Price £225,000**



- Three bedroom detached family home
- In need of renovation throughout
- Popular suburb location
- Wrap around garden
- Within walking distance to local amenities
- Potential to improve
- EPC TBC
- Tax band E - Tewkesbury Borough Council - £ 2,750.16 per annum (2025/26)

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## Entrance Hall

Stepping into the property, the hallway leads through the depth of the property and provides access to the dining room, kitchen, living room, study, bathroom and stairs to the first floor.

## Dining Room

Versatile room with a window to the side aspect.

## Kitchen

Storage in a range of floor and eye-level units. Window to side aspect and door to outside.

## Living Room

Generously sized living room with open fireplace and understairs storage cupboard. Windows to side aspect.

## Bathroom

Wash hand basin and bath with shower over.

## WC

WC

## Study / Fourth Bedroom

Versatile room which would lend itself well to being a study, playroom or the like.

## Landing

Provides access to three bedrooms

## Master Bedroom

Double bedroom with dual aspect window to side and front aspect. Storage cupboard

## Second Bedroom

Double bedroom with window to side aspect. Storage cupboard.

## Third Bedroom

Window to side aspect.

## Outside

The property benefits from a wrap-around lawned garden, which is accompanied by a driveway providing off-road parking for multiple vehicles.

## Detached Double Garage

Double garage with up-and-over door providing vehicular access.

## 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: E

Local authority and rates: Tewkesbury Borough Council - £ 2,750.16 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric night storage

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

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



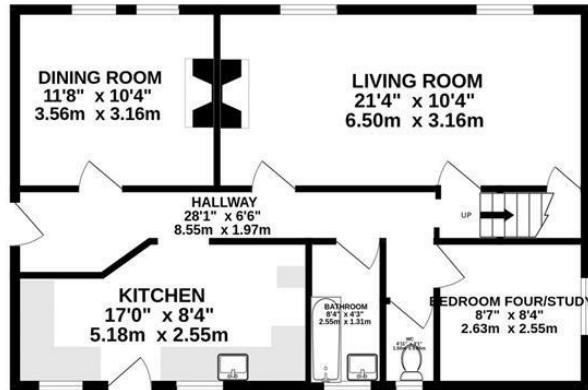
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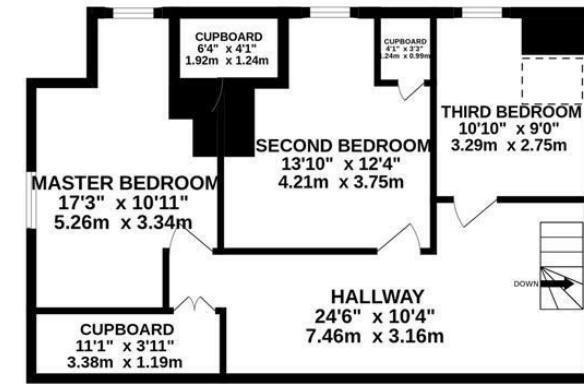
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GROUND FLOOR  
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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