



41 Ermin Street, Brockworth GL3 4EQ

£210,000



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• Chain free • In need of complete refurbishment and updating • Popular location • Good sized garden • Garage and off road parking • Three bedrooms • Downstairs bathroom • Close to local amenities, schools and transport links



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Entrance Hall

Double-glazed window to side elevation, storage heater, doors to bathroom, kitchen/dining room and;

Living Room

Double-glazed window to front elevation, fireplace, storage heater

Kitchen/Dining Room

Double-glazed window to conservatory, storage heater, built in cupboards, a range of wall and base units with worktops over, electric four ring hob, stainless steel one bowl sink with drainer unit, Door to;

Conservatory

Double-glazed windows to rear and side elevations, door to rear garden.

Bathroom

Double-glazed obscure window to conservatory, WC, bath, washhand basin, storage heater.

First Floor Landing

Doors to all bedrooms.

Bedroom One

Double-glazed window to front elevation, storage heater.

Bedroom Two

Double-glazed window to side and rear elevation, built in cupboard, Storage heater.

Bedroom Three

Double-glazed window to rear elevation.

Outside

To the front of the property is a lawn area with a shrub border, a single garage and a stone path leading to the main entrance. To the rear of the property is a lawn area with mature trees and shrubs as well as off-road parking.

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 - £2,000.11 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).

CONSERVATORY
16'1" x 8'5"
4.91m x 2.59m

BATHROOM

KITCHEN/BREAKFAST ROOM
12'8" x 10'4"
3.87m x 3.16m

LIVING ROOM
18'1" x 9'7"
4.91m x 2.92m

ENTRANCE HALL

UP

CUPBOARDS

CUPBOARDS

The floor plan shows a rectangular layout. At the top left is 'BEDROOM THREE' (8'10" x 7'10", 2.68m x 2.40m). At the top right is 'BEDROOM TWO' (14'10" x 8'3", 4.52m x 2.51m). In the center is a 'LANDING' with a staircase labeled 'DOWN' and an arrow pointing right. To the right of the landing is a 'CUPBOARD'. At the bottom is 'BEDROOM ONE' (16'1" x 9'5", 4.91m x 2.88m). The plan includes thick black lines for walls and a dashed line for a doorway.

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.

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.



