



## 32 Ermin Park, Gloucester, GL3 4DD

Asking Price £240,000

Well-Presented 3-Bedroom Mid-Terrace Family Home with Generous Garden & Ample Parking

Situated in a desirable residential area, this beautifully maintained three-bedroom mid-terrace family home offers comfortable living with exceptional outdoor space. Perfectly suited for growing families or first-time buyers, the property boasts a bright and spacious layout, complemented by tasteful, modern décor throughout.

Step inside to discover a welcoming living area, a well-appointed kitchen, and three generously sized bedrooms. Outside, you'll find a very large and private rear garden—ideal for children, pets, entertaining, or simply enjoying the outdoors. To the front, the property benefits from ample driveway parking, offering convenience and practicality.

This is a move-in ready home that combines style, space, and functionality—early viewing is highly recommended.

- Three Bedrooms
- Terraced Family Home
- Large Sized Garden
- Ample Parking
- Well Presented Throughout
- Brockworth

Approx Gross Internal Area  
57 sq m / 614 sq ft



### Ground Floor

Approx 28 sq m / 301 sq ft

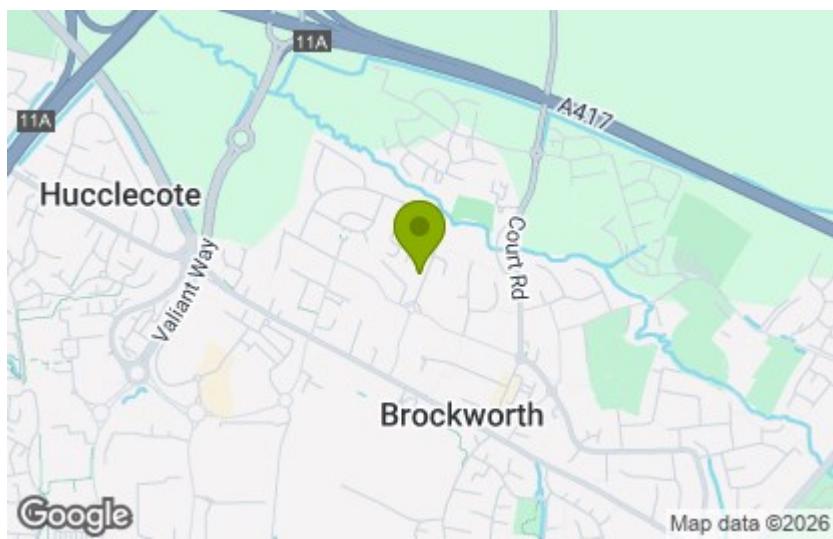
### First Floor

Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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