



# Farr & Farr

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**PRICE: £179,950 – CASH ONLY**

**REF: H23966/LW**

**102 ERMIN PARK  
BROCKWORTH  
GLOUCESTER  
GL3 4DR**



**3 BEDROOMED SEMI-DETACHED 'HAWKSLEY' PROPERTY**  
**NO ONWARD CHAIN – CASH ONLY PURCHASE**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

## **102 ERMIN PARK, BROCKWORTH, GLOUCESTER, GL3 4DR**

This lovely 3 bedroomed property is being sold with no onward chain. The property is a Hawksley style property and therefore a cash only purchase. It has been well maintained over the years and offers lovely, spacious accommodation. On the ground floor, you will find an open plan lounge / diner, modern kitchen, and downstairs cloakroom/utility area. Upstairs benefits from 3 good sized bedrooms and family shower room which has been recently refitted. Outside the property offers a garage, large frontage with off road parking and private rear garden.

Ermin Park is a quiet and popular residential location in Brockworth. Within walking distance there is a regular public bus route to both Gloucester and Cheltenham city centres. Local amenities include doctors, shops and access to the motorway network and the Cotswolds are short drive away.

**3 BEDROOMS; LIVING / DINING ROOM; DOWNSTAIRS CLOAKROOM. KITCHEN; SHOWER ROOM; OFF ROAD PARKING; GARAGE; FRONT AND REAR GARDENS; CASH ONLY PURCHASE; NO ONWARD CHAIN**

### **ENTRANCE HALL :**

Via UPVC double glazed door. Cupboard housing meters. Door to side giving access to garden and garage. Understairs storage cupboard. Door to downstairs cloakroom. Door to enclosed garden area and access to garage



### **DOWNSTAIRS CLOAKROOM :**

Low Level WC & wash hand basin. Plumbing for washing machine.

**LOUNGE / DINER :**

UPVC double glazed bay window to front and rear. Radiator. TV point. Open fire. Back boiler.



**KITCHEN : 9'6 x 15'6**

Range of well fitted base, drawer, and wall units with worktop over. Stainless steel sink with drainer and chrome taps. Integrated electric cooker. Integrated fridge / freezer. Window to rear. Large storage cupboard.



**UPSTAIRS LANDING :**

Fitted carpet. Access to loft. Airing cupboard.

**BEDROOM 1 : 12'0 x 12'6**

UPVC double glazed window to front. Laminate flooring. Radiator. Built in wardrobes.



**BEDROOM 2 : 12'9 x 9'11**

UPVC double glazed window to rear. Fitted carpets. Radiator.



**BEDROOM 3 : 11'6 x 7'1**

UPVC double glazed window to front. Fitted carpets. Radiator.



**FAMILY SHOWER ROOM :**

Lovely refitted bathroom with modern high gloss black bathroom furniture with insert wash hand basin and low-level WC with concealed cistern. High gloss tiled floor. Tiled walls. Walk in shower enclosure. Heated towel rail .



**EXTERIOR :**

**FRONT GARDEN :**

Block paved driveway to the side and access to the garage. Hedging. Low level brick wall. Laid to lawn.

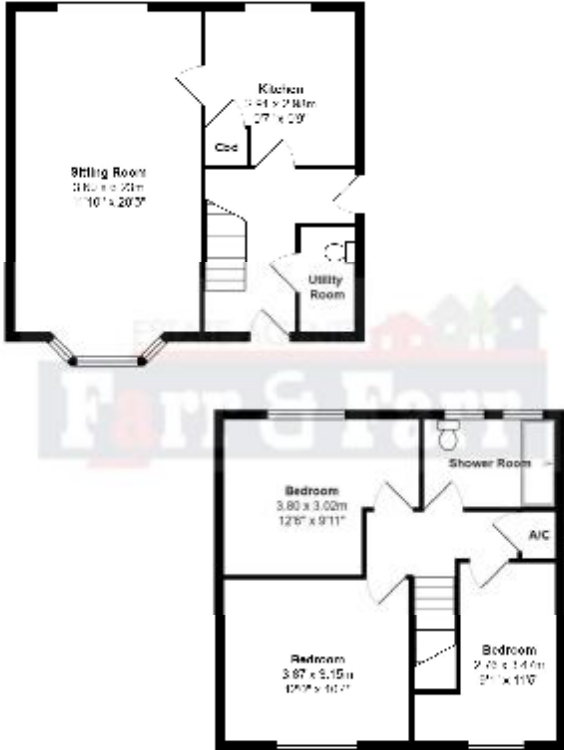
**REAR GARDEN :**

Private rear gardens. Laid to lawn and patio. Access to garage. Coal bunker. Enclosed by closed board fencing



All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



102 Ermin Park, Gloucester, GL3 4DR

Approx. Total Area: 82.8 m<sup>2</sup> (894 sq ft)

Please refer to the energy performance certificate for more information. The plan is for information only and does not constitute an offer. We do not warrant the accuracy of the information. We do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of the information. The information is provided for your information only and does not constitute an offer.

