



Farr & Farr

farrandfarr.co.uk

PRICE: £199,950

CASH ONLY

REF: H24207 / LW

**121 ERMIN PARK
BROCKWORTH
GLOUCESTER
GL3 4DJ**



A 3 BEDROOMED SEMI-DETACHED 'HAWKSLEY' PROPERTY
IN QUIET LOCATION
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

121 ERMIN PARK, BROCKWORTH, GLOUCESTER, GL3 4DP

HAWKSLEY STYLE – CASH ONLY PURCHASE

Farr and Farr are delighted to market this lovely 3 bedroomed home on popular Ermin Park. The property is a Hawksley style property and therefore a cash only purchase. It has been in its current ownership for many years and has been well maintained throughout. The property offers spacious accommodation in good condition but would now benefit from some internal updating. On the ground floor, you will find an open plan lounge / diner, refitted kitchen and handy utility area. Upstairs benefits from 3 good sized bedrooms, separate WC and accessible shower room. Outside, the property offers a good sized front and rear garden with garage and off road parking.

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; KITCHEN; UTILITY ROOM;
ACCESSIBLE SHOWER ROOM; SEPARATE WC; OFF ROAD
PARKING; GARAGE; FRONT AND REAR GARDENS; CASH ONLY
PURCHASE; NO ONWARD CHAIN**

ENTRANCE HALL :

Via wooden porch. Wooden glazed door. Fitted carpet. Radiator. Stairs to first floor.

LOUNGE / DINER : 11'10 x 20'5

UPVC double glazed bay window to front and patio doors to rear garden. Radiator. TV point. Fire suite with surround and mantle. Fitted carpet.



KITCHEN : 9'7 x 9'10

Range of fitted base, drawer, and wall units with worktop over. Stainless steel sink with drainer and chrome mixer tap. 4 ring gas hob. Integrated washing machine. Integrated dishwasher. Storage cupboard. UPVC double glazed window to rear. Door to utility area. Vinyl flooring.

**UTILITY ROOM :**

Double glazed door to rear garden. Cupboard housing meters. Vinyl flooring. Space for freestanding fridge freezer. Range of base units. Understairs cupboard.

**UPSTAIRS LANDING :**

Fitted carpet. Access to loft. Airing cupboard housing boiler.

BEDROOM 1 : 11'11 x 10'4

UPVC double glazed bay window to front. Fitted carpet. Radiator. Built in wardrobes.



BEDROOM 2 : 12'8 x 9'11

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



BEDROOM 3 : 6'2 x 11'5

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

ACCESSIBLE SHOWER ROOM :

UPVC double glazed window to rear. Accessible shower. Vinyl flooring. Radiator. Tiled floor to ceiling.



WC :

UPVC double glazed window to rear. WC. Vinyl flooring.

EXTERIOR :

FRONT GARDEN :

Driveway to the front. Lawned area. Enclosed by brick wall and gate.

REAR GARDEN :

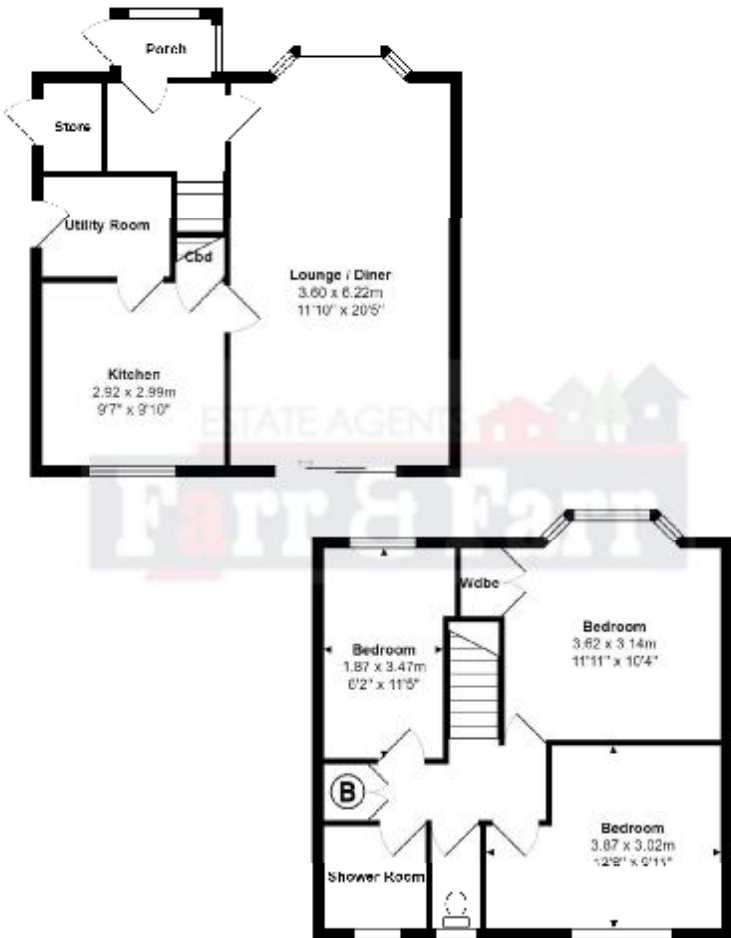
Private rear gardens. Laid to lawn and patio. Enclosed by closed board fencing. Access to garage and coal shed. Gate to front.



All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 96.3 m² ... 929 ft²

Drawn by: www.plotwonderenergy.co.uk
This plan is for layout purposes only. Not drawn to scale, unless stated.
Dimensions and other measurements are approximate.
Whilst every care is taken in the production of this plan, Gloucester Energy Solutions
cannot accept any responsibility for its accuracy.
Therefore, please check all dimensions, figures and
contents before making any decisions based upon this plan.