



Farr & Farr

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PRICE: £299,950

REF : H23748/LW

**47A ERMIN STREET
BROCKWORTH
GLOUCESTER
GL3 4EQ**



**A DETACHED 3 BEDROOMED NEW HOME WITH DRIVEWAY AND
LARGE REAR GARDEN SITUATED ON POPULAR ERMIN STREET
NO ONWARD CHAIN**

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

47A ERMIN STREET, BROCKWORTH, GLOUCESTER, GL3 4EQ

We are thrilled to offer for sale this lovely detached property on Ermin Street with no onward chain. This brand new property has been built to a high specification and includes a 10 year new build guarantee. On the ground floor you will find a good sized entrance hall, modern kitchen/breakfast room with fully integrated appliances, bright and spacious living/dining room with French doors overlooking the garden and a useful downstairs cloakroom. Upstairs offers 3 bedrooms with ensuite shower room to master bedroom and family bathroom. Outside benefits from a driveway with off road parking and side access to a generous garden offering a great deal of privacy.

No.47A is located on the popular Ermin Street and benefits from regular bus routes to both Cheltenham & Gloucester. There are a good number of local shops and schools as well as access to the M5 motorway nearby.

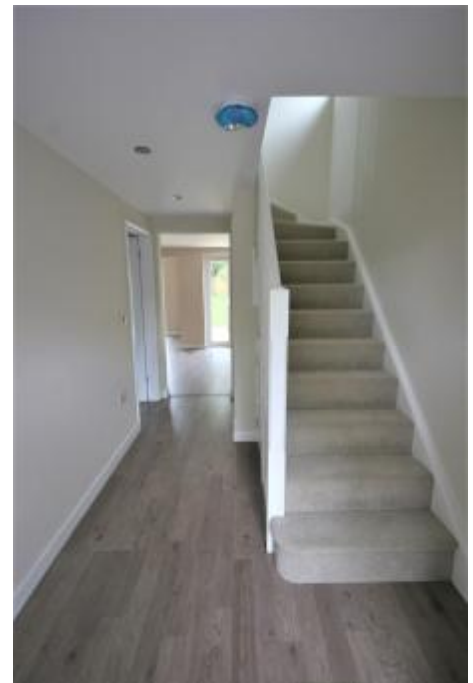
DETACHED FAMILY HOME; BRAND NEW; 3 BEDROOMS (ENSUITE TO MASTER); FAMILY BATHROOM; LOUNGE/DINER; FULLY INTEGRATED KITCHEN / BREAKFAST ROOM; LARGE PRIVATE GARDEN; QUALITY FLOORINGS THROUGHOUT; DOWNSTAIRS CLOAKROOM; OFF ROAD PARKING; UPVC DOUBLE GLAZING; NEW HOME BUILD GUARANTEE; NO ONWARD CHAIN

ENTRANCE :

Via UPVC double glazed door.

ENTRANCE HALL :

High quality wooden effect laminate flooring. Understairs storage cupboard. Stairs to first floor. Radiator. Doors to all room. Thermostat. Fuse box.



CLOAKROOM :

UPVC frosted double glazed window to side aspect. Wooden laminate flooring. Low level W.C. Wash hand basin inset in bathroom furniture. Tiled splashbacks.

LOUNGE : 17'8 x 17'0

2 x UPVC double glazed French doors to rear garden and patio area. TV Point. Wooden laminate flooring. Radiator. Spotlights. Space for dining room table and chairs.



KITCHEN/DINER : 14'2 x 10'2

UPVC double glazed window to front and side elevation. Wooden laminate flooring. Range of modern high gloss wall and base units with worktop over and tiled upstand. One and a half bowl stainless sink with drainer and chrome mixer tap. Gas hob with extractor chimney over. Electric integrated oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Space for breakfast table and chairs. Thermostat. Cupboard housing Worcester combination boiler.



FIRST FLOOR LANDING :

Access to loft space, radiator and doors to all rooms.

BEDROOM ONE : 10'8 x 9'9

UPVC double glazed window to front aspect. Radiator. Fitted carpet. Door to ensuite. Large storage alcove.



EN-SUITE :

UPVC frosted double glazed window to front. Vinyl flooring. Shower enclosure with mains powered shower. Wash hand basin. Low level WC. Marbrex splashbacks. Radiator.



BEDROOM TWO : 10'6 X 9'9

UPVC double glazed window to rear aspect. Radiator. Fitted carpet.



BEDROOM THREE : 10'7 x 7'3

UPVC double glazed window to rear aspect. Radiator. Fitted carpet.



BATHROOM :

UPVC frosted double glazed window to side aspect. Vinyl flooring. White suite comprising of paneled bath with mains powered shower, low level WC and wash hand basin inset in modern bathroom furniture. Tiles walls. Radiator.



EXTERIOR :

REAR GARDEN :

Landscaped rear garden mainly laid to lawn with patio area, mature trees and hedging, borders and gated access to driveway. Enclosed by closed board fencing. Outside tap.

DRIVEWAY :

Off road parking on tarmac driveway.

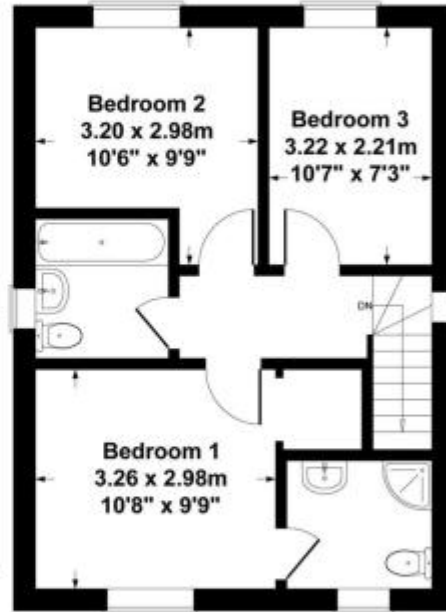


**ALL MEASUREMENTS ARE APPROXIMATE
APPOINTMENT VIA AGENT ONLY**

Ground Floor



First Floor

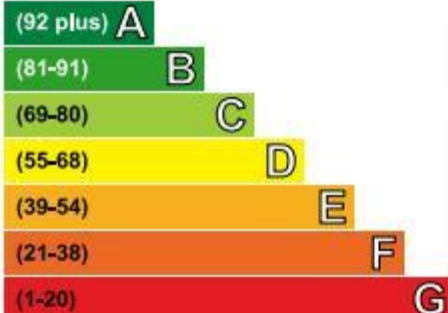


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Approximate Gross Internal Area
87 sq. metres (932 sq. feet)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
76	87