

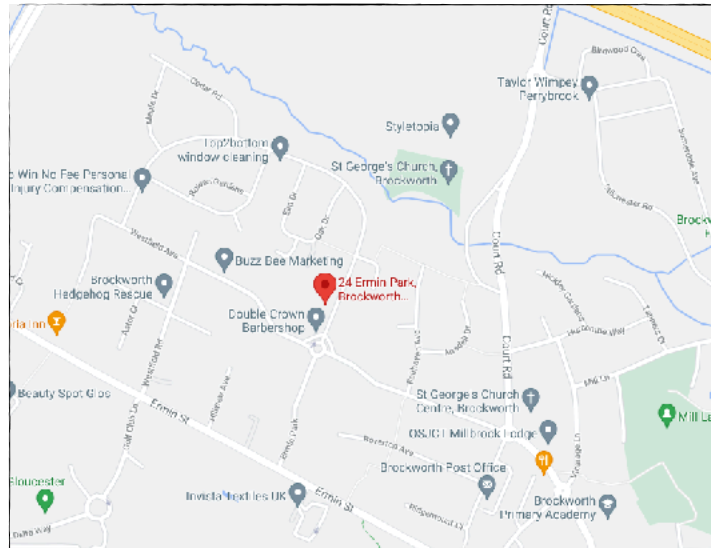
24 Ermin Park, Brockworth, Gloucester. GL3 4DD.

Recently upgraded throughout, this well presented 1930's two bedroom mid-terraced house has good road links to both Gloucester and Cheltenham, as well as the M5 J11a, and is within a short walking distance of local amenities.

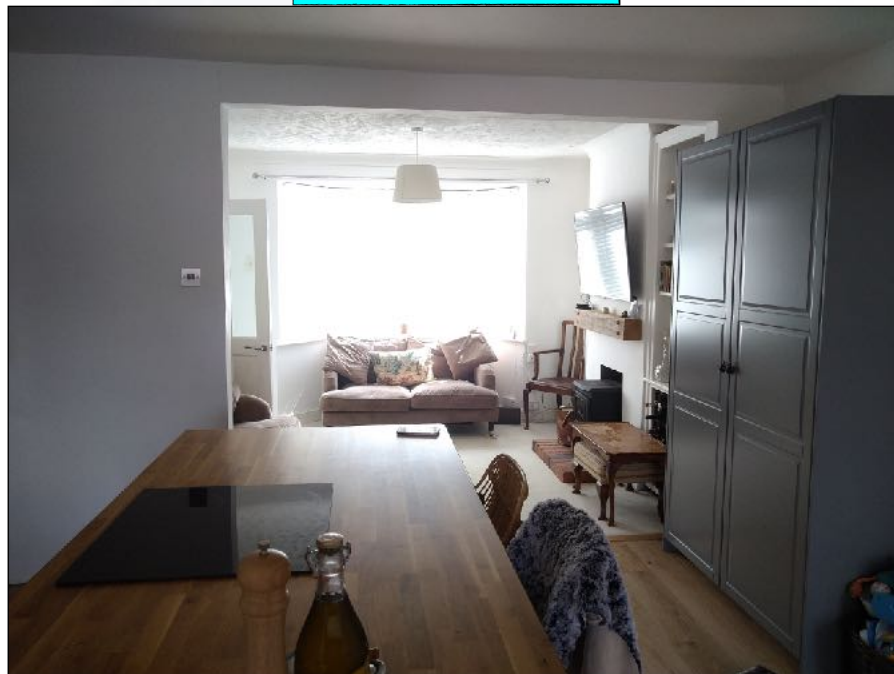
The property benefits from gas central heating and uPVC double glazed windows and consists of an entrance hallway and open-plan living room, kitchen and dining area on the ground floor, with two bedrooms and bathroom on the first floor.

Externally, there is a block-paved driveway providing off-road parking. At the rear there is a good sized garden, mainly laid-to-lawn with a decked area, with a large garage, which is accessed via a lane.

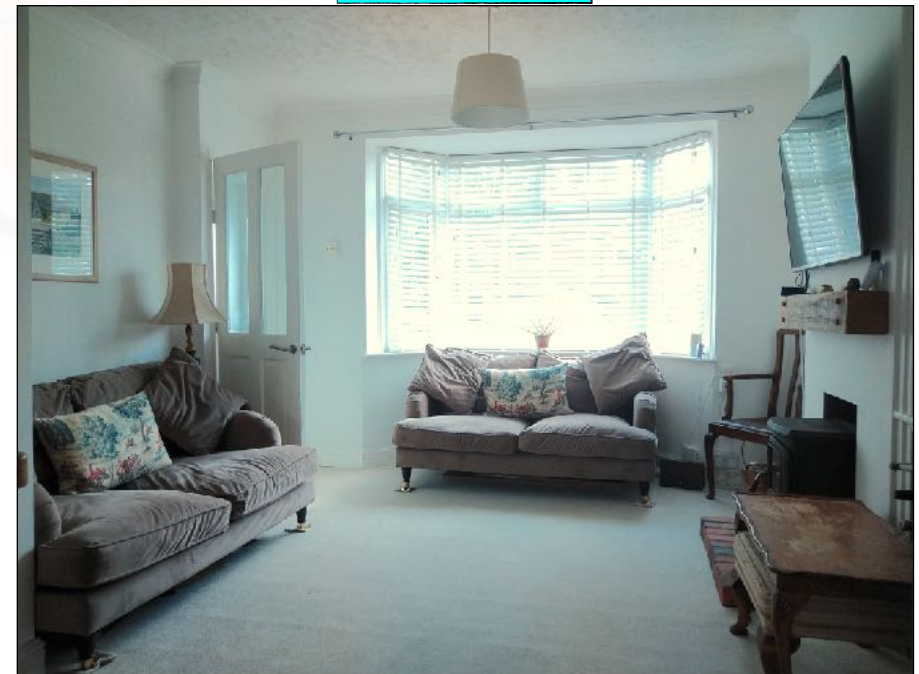
Guide Price: £232,500



Kitchen & Living Room



Living Room





Kitchen



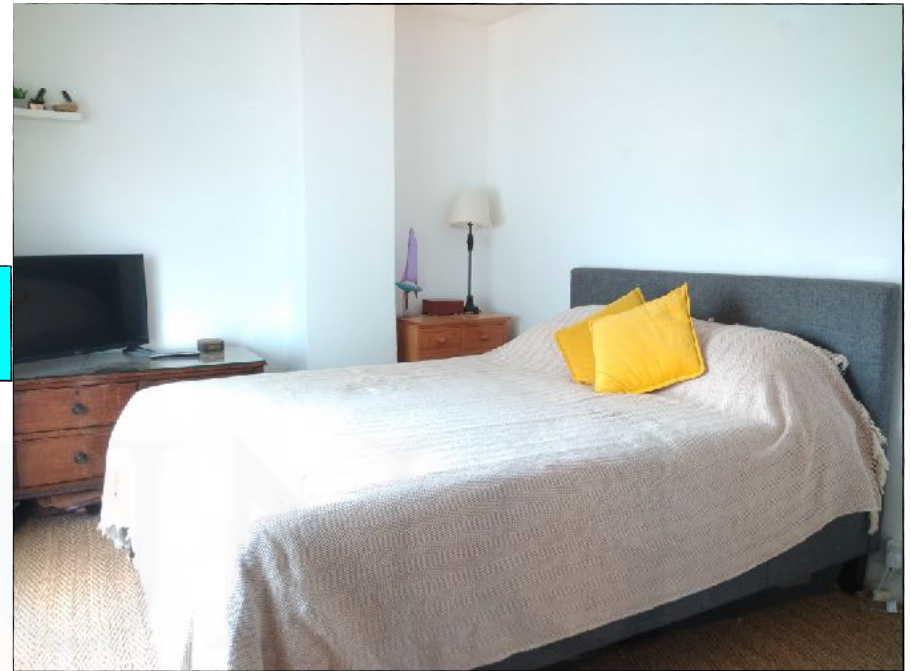
Kitchen

Dining
Area





Bedroom
One



Garden

Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent
Terrace, Cheltenham, GL50 3PE.

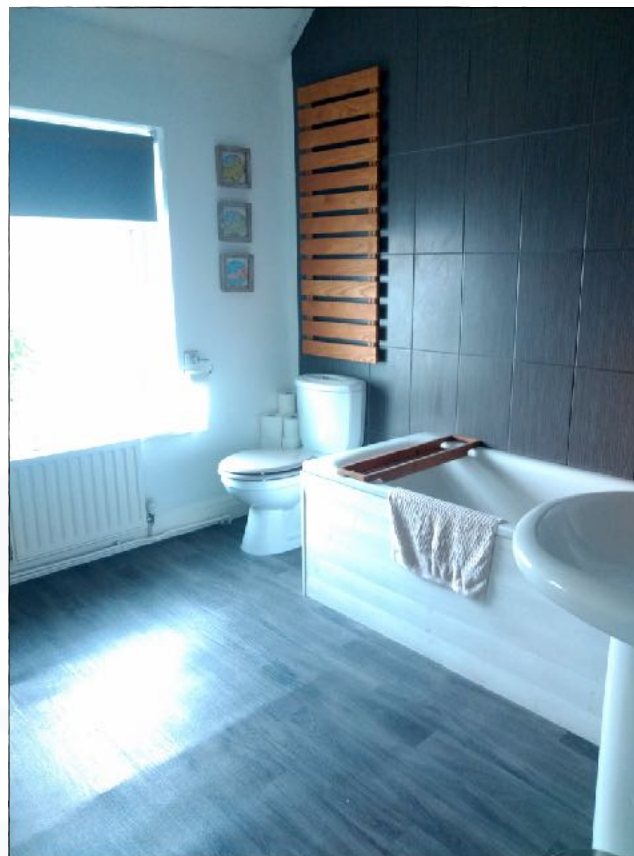
Tel: 01242 521129

Email: property@youngandgilling.com

Web: www.youngandgilling.com



Bedroom Two



Bathroom

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



Dimensions (max. width x depth):

Living Room Area:	3.71m x 2.62m
Kitchen Area:	4.57m x 3.43m
Dining Area:	2.77m x 3.21m
Bedroom One:	3.72m x 2.83m
Bedroom Two:	2.10m x 3.44m
Bathroom:	2.38m x 2.57m

Not to scale. This floor plan is intended to give a general indication of the layout only.