

9 Ermin Street, Gloucester GL3 4EG

£425,000

naylor powell

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• No onward chain • Three bedroom detached family home • Multiple outbuilding • Generously sized plot • Detached large double garage • Potential to improve or extend • Situated in the popular suburb of Brockworth • Great transport links between Gloucester and Cheltenham • EPC D64 • Tax Band D - Tewkesbury Borough Council - £2361.20 per annum (2026/27)

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Accommodation
Stepping into the property, you enter a handy porch which is ideal for coats, shoes and such like before leading into the hallway. From here, the hallway provides access to the living room, kitchen, stairs to the first floor and cloakroom with WC. The living room is a great size and benefits from dual aspect windows letting in plenty of light. There is also a feature wood burner. The kitchen benefits from ample storage in a range of floor and eye-level units accompanied by an electric oven and four-ring electric hob. Additional space for a fridge freezer. There is also space for a dining table. Leading through, the conservatory provides a versatile space and overlooks the back garden.

Taking the stairs, the first benefits from three double bedrooms with the master bedroom benefitting from built in wardrobes. Completing the property, there shower room comprises WC, wash hand basin and shower enclosure.

Garage/Workshop
The garage is a great size and benefits from cobblestone flooring. This room is very versatile and would lend itself to many different uses. Power and lighting.

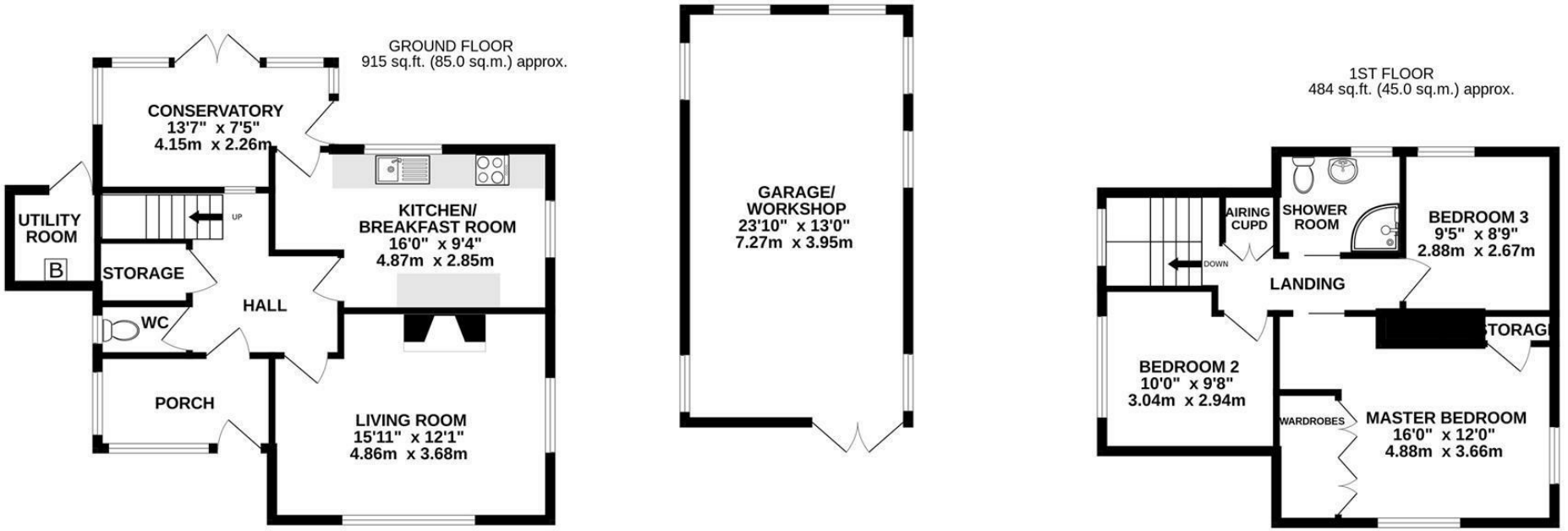
Outside
To the front of the home is a lawned area accompanied by a large driveway, which leads down the side of the home, providing plenty of off-road parking. The back garden is a fantastic garden and benefits from being a combination of patio and lawned areas. The garden also benefits from multiple outbuildings which can be used for several uses.

Location
Situated within the Gloucester suburb of Brockworth, approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth Business Park, including Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Domino's. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station, which is situated within 4.9 miles away.

Material information
Tenure: Freehold.
Council Tax band: Tax band D
Local authority and rates: Tewkesbury Borough Council - £2361.20 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).







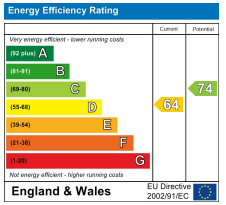
TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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