



15 Humber Place, Brockworth, Gloucester, GL3 4JZ

£210,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

**CASH BUYERS ONLY** – offered strictly to cash purchasers due to the property’s non-standard construction.

Modernised throughout and presented with a fresh, contemporary feel, this three-bedroom home offers a comfortable and versatile layout that will appeal to a wide range of buyers. Whether you’re looking for a stylish first home, a downsize with minimal work required, or a property with solid long-term potential, this well-finished space is ready to welcome its next owner.

The ground floor features a bright, open living and dining area that sets the tone for the home—inviting, practical, and ideal for both everyday living and entertaining. The kitchen continues the modern theme with clean finishes and a well-planned layout, while the hallway provides a natural flow through the space.

Upstairs, three bedrooms offer excellent flexibility. The main bedroom provides a generous retreat, the second is perfectly suited as a comfortable double, and the third lends itself beautifully to a home office, nursery, or dressing room. A contemporary bathroom completes the first floor, echoing the home’s updated aesthetic.

Offered with a driveway to the front and positioned within an established residential setting, the property combines modern presentation with the freedom to personalise further over time. It’s a straightforward, move-in-ready option for cash buyers seeking a home that balances comfort, style, and future potential.

A polished and welcoming property that’s ready for its next chapter.

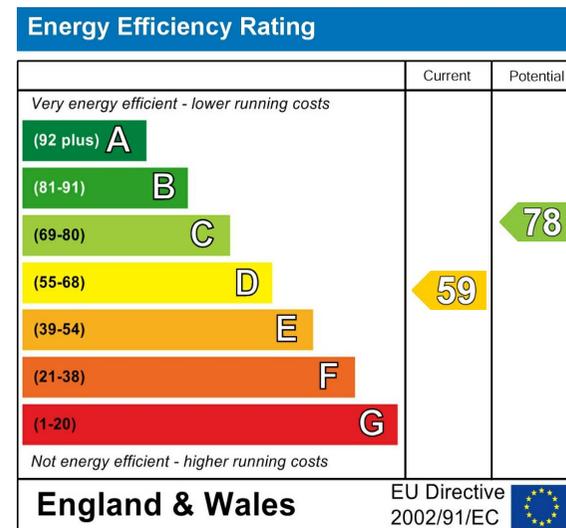
### Agents Note

Freehold  
 EPC Rating: D59  
 Gloucester City Council Band: A  
 Mains Gas, Electric and Water are connected.  
 Fibre Broadband is available in the area.

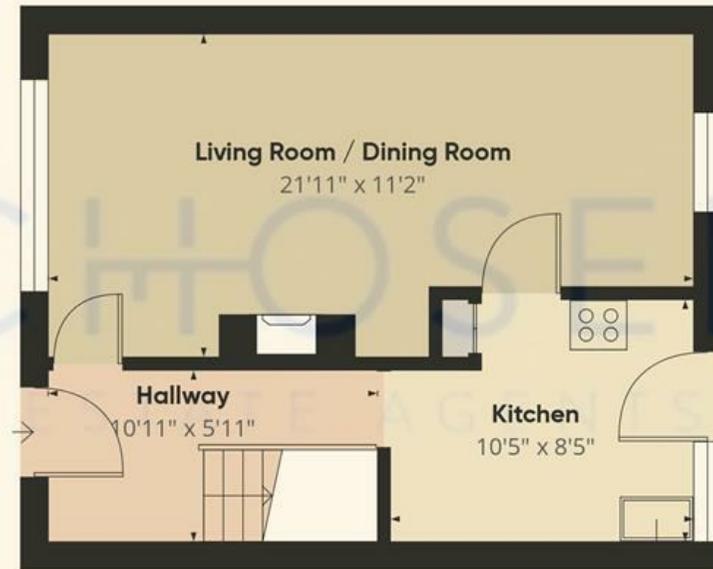
### Flood Risk

Rivers & Seas Very Low  
 Surface Water Very Low

- CASH BUYERS ONLY
- Fully modernised throughout
- Large garden store
- EPC Rating - D59
- Three bedroom mid-terraced
- Bright open-plan living and dining space
- Large garden room
- Council Tax Band - A







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
795 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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