



15 Humber Place, Brockworth, Gloucester, GL3 4JZ

£160,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\***

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

Recently 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 to downsize, or looking for a fantastic investment property, offering a great yield, this is well worth a look.

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/investment that balances comfort, style, and future potential.

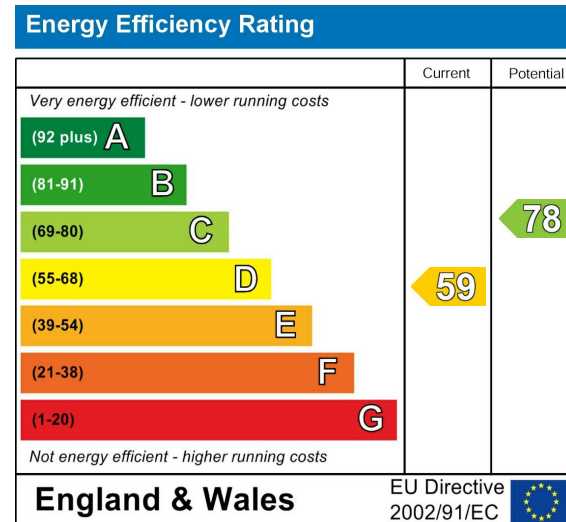
### NO ONWARD CHAIN

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.

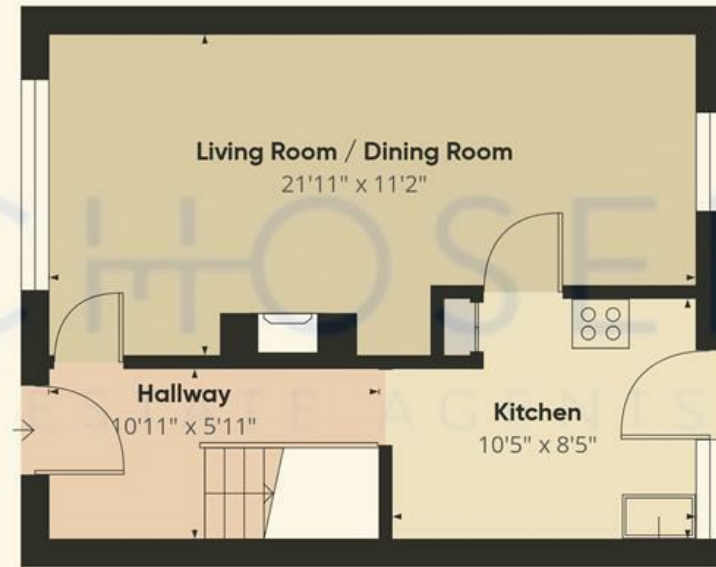
Flood Risk  
Rivers & Seas Very Low  
Surface Water Very Low

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with

- CASH BUYERS ONLY
- Fully modernised throughout
- Subject To Reserve Price
- No Onward Chain
- EPC Rating - D59
- Three bedroom mid-terraced
- Buyer Fees Apply throughout
- Large garden
- Sold By Modern Auction
- 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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