



**5 Sayers Crescent, Brockworth GL3 4HD**  
**Offers In The Region Of £170,000**



## 5 Sayers Crescent, Brockworth GL3 4HD

• No onward chain • CASH BUYERS ONLY • Fifth of an acre plot • Potential to extend and improve • In need of renovation throughout • Popular location • Within walking distance to local amenities • Good transport links to Gloucester and Cheltenham • EPC TBC • Tax Band B - Tewkesbury Borough Council - £1836.50 per annum (2026/27)



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### Offers In The Region Of £170,000

#### Accommodation

Stepping into the property, the downstairs accommodation comprises a living room, a kitchen, dining room, and study, which can also be utilised as an additional reception room or bedroom. Taking the stairs, the first floor offers three good-sized bedrooms and a family bathroom.

#### Outside

The property is positioned on a generous plot measuring approximately a fifth of an acre. Currently, the garden is overgrown but offers a fantastic opportunity for someone to improve and put their own stamp. On street parking.

#### Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth Business

Park and Shopping Park are a short distance from the property, and junction 11A of the M5 motorway is within easy access.

#### Material Information

Tenure: Freehold.

Council Tax band: B

Tewkesbury Borough Council - £1836.50 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

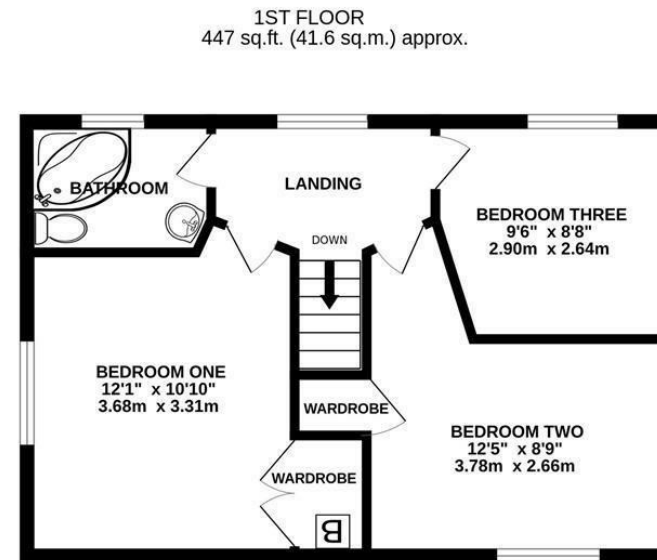
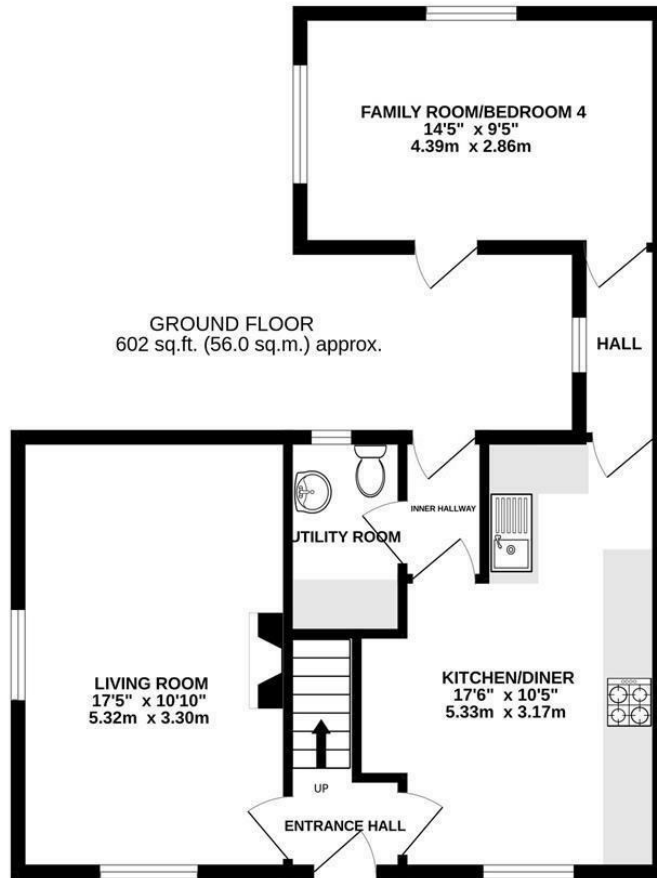
Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

Mobile phone coverage: Vodafone(Likely), O2 (Likely), EE(Likely), and Three (Likely).

#### Agent Note

Please note that the property has suffered from subsidence. The trees and roots responsible have been removed by the current owner, but full remedial works are still required. For this reason, the property is being offered to cash buyers only.





TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100%)	<b>A</b>		
161-191	<b>B</b>		
130-160	<b>C</b>		
105-129	<b>D</b>		
80-104	<b>E</b>		
55-79	<b>F</b>		
35-54	<b>G</b>		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



