



1 The Stirrup, Cashes Green, Stroud, Gloucestershire, GL5 4SG
£325,000

PETER JOY
Sales & Lettings



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Chain free - A lovely example of a well-presented two bedroom semi-detached bungalow situated off of Hunters Way in the ever popular Cashes Green with large reception room, parking and a garage.

ENTRANCE HALL, 16' SITTING/DINING ROOM, KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS, BATHROOM, GARAGE EN BLOC, PARKING, LEVEL GARDENS TO FRONT AND REAR, AVAILABLE WITH NO ONWARD CHAIN



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

A chain free, well-presented two bedroom semi-detached bungalow situated on The Stirrup on the popular Hunters Way estate in Cashes Green, around 1.5 miles from Stroud town centre. This area benefits from local convenience stores, nearby schooling and an efficient bus service to Stroud. This is one of just a handful of bungalows in The Stirrup, and historically this style of property usually sells quickly, as local people, happy in the area, look to downsize.

The accommodation is arranged over one floor and comprises an entrance hall with tiled flooring, modern bathroom with heated towel rail and shower over the bath, 16' sitting/dining room with doors out to the conservatory which in turn gives access to the rear garden, smart kitchen and two good bedrooms, the largest of which has fitted furniture. The property benefits from gas central heating and double glazing whilst the current vendors have improved the property, re-decorating throughout, and the property was overhauled in 2012 with updated heating, electrics and kitchen. Available with vacant possession and bound to be popular - call today to book to view.

Outside

The interior is complemented by pleasant front and rear gardens. To the front of the property is a picket fenced lawn with various hedges whilst the rear garden is brick wall bordered with a patio seating area, level lawn and gates out. The property is complimented by an en-bloc garage with allocated parking space a short distance from the property.

Location

Cashes Green benefits from a couple of local convenience stores, two well-established primary schools, a pub, hairdressers, two parks and takeaway food options as well as a regular bus route into town. Randwick, Westrip and Ruscombe are nearby for pub food, country walks and views back down toward Stroud. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road and take the second exit from Cainscross roundabout onto Westward Road. Stay in the right-hand lane and take the right at the traffic lights into Cashes Green Road. Proceed up the road over the railway bridge and turn left at the mini roundabout. Continue on that road and take the second right into "The Stirrup" and the property can be found immediately on your left as indicated by our "For Sale" board.

Property information

The house is freehold, Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

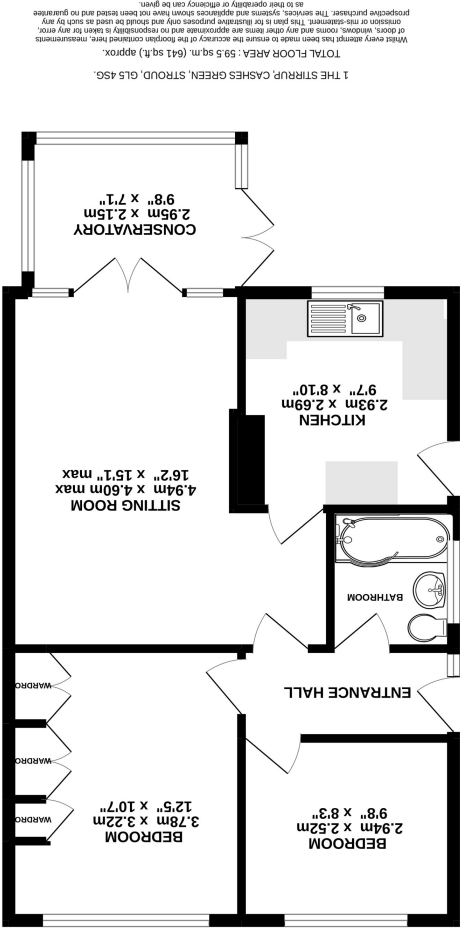
Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England, Scotland & Wales	
EU Energy label - Effective from January 2023	
EU Energy label - Effective from January 2023	



59.5 sq.m. (641 sq.ft.) approx.

GROUND FLOOR