



51 Elm Road, Cashes Green, Stroud, Gloucestershire, GL5 4NU  
Guide Price £325,000

**PETER JOY**  
Sales & Lettings



## 51 Elm Road, Cashes Green, Stroud, Gloucestershire, GL5 4NU

A very well presented three bedroom semi-detached house situated at the end of a quiet cul-de-sac between Randwick and Cashes Green just over a mile from Stroud town centre. This family home offers a good sized rear garden, driveway parking and carport as well as the added benefit of recently installed double glazing.

ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, GOOD SIZED REAR GARDEN, DRIVEWAY PARKING AND CARPORT.



Viewing by appointment only

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

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### Description

A well presented three bedroom semi-detached house, situated at the end of a quiet cul-de-sac between Randwick and Cashes Green just over a mile from Stroud town. Cashes Green benefits from a couple of local convenience stores, two well-established primary schools, nearby pubs, hairdressers, two parks as well as takeaway food options. Constructed using traditional methods under a pitched tile roof, the well-proportioned accommodation is arranged over two floors. On the ground floor the house comprises a large entrance hallway allowing for good coat and shoe storage, a 14' living room with understairs area and gas fire with wood surround. A lovely light dining area with doors out to the rear garden is off of the sitting room and a 10' dual aspect kitchen with side door out to the car port. On the first floor is a landing with window, loft access and airing cupboard, bathroom with separate shower cubicle, double bedroom two, single bedroom three and 14' (max) main bedroom with potential for en-suite or built in wardrobes. Windows to the rear of the property have a southerly view over the chimney pots towards Selsley.

### Outside

To the front of the property is a lawned area with a paved path leading to the front door. Driveway parking is to the front and side into the car port. The good sized garden to the rear benefits from a patio seating area to the immediate rear, accessed via French doors from the dining area, a gently sloping lawn, planted raised borders, vegetable patch, stone chipped area and a useful garden shed.

### Location

Cashes Green benefits from a couple of local convenience stores, two well-established primary schools, nearby pubs, hairdressers, two parks as well as takeaway food options. Randwick and Ruscombe are nearby for 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. 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 at the Cainscross roundabout. Turn right at the lights and proceed for approximately 0.5 miles through the traffic calming in Cashes Green. Carry on straight over the mini roundabout and take the next turning on the right hand side into Hillcrest Road, follow the round down the hill which becomes Elm Road, and the property can be found towards the end of the cul-de-sac on the right hand side identified by our for sale board.

### Tenure

Freehold

### Services

We are informed by the vendor that all mains services are connected to the property

### Council Tax

Band = C

### Local Authority

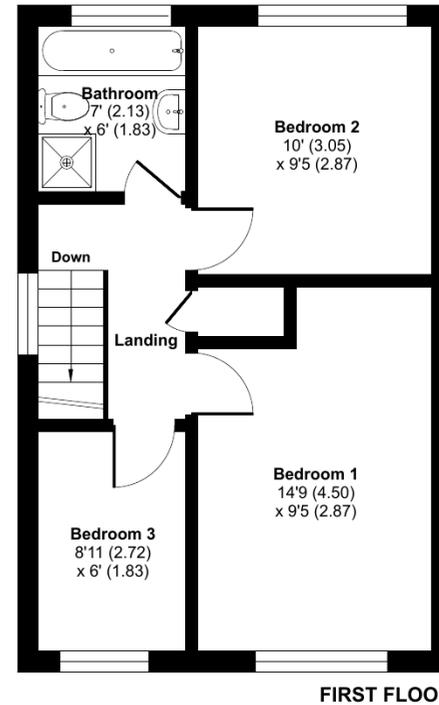
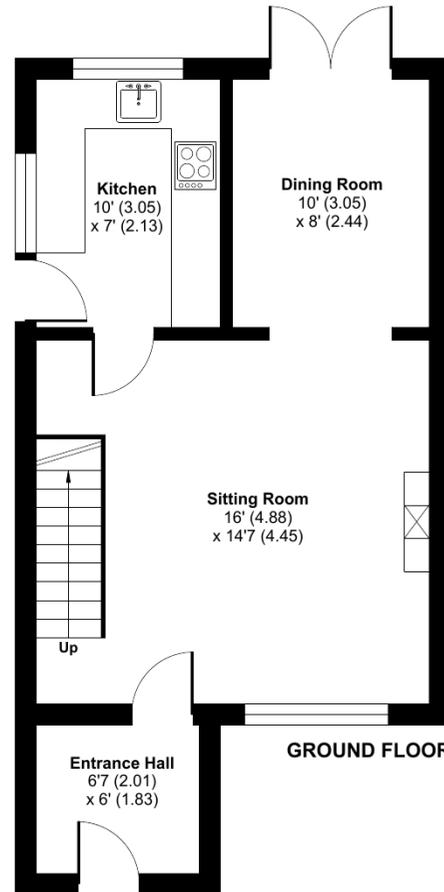
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



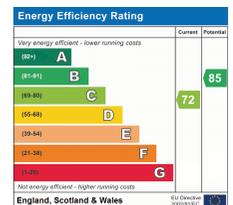
# Elm Road, Stroud, GL5

Approximate Area = 851 sq ft / 79 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1088656



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.