



120 The Bassetts, Stroud, Gloucestershire, GL5 4SN  
Offers in Excess of £330,000

**PETER JOY**  
Sales & Lettings





## 120 The Bassetts, Stroud, Gloucestershire, GL5 4SN

A well-presented three bedroom semi-detached home located in a quiet cul-de-sac. This well-presented home boasts three reception rooms, three bedrooms, good sized garden, parking, garaging and views.

PORCH, KITCHEN, SITTING ROOM, DINING ROOM, GARDEN ROOM, THREE BEDROOMS, FAMILY BATHROOM, PRESENTED IN GOOD ORDER, GOOD SIZED GARDEN, SINGLE GARAGE, PARKING, VIEWS.



Viewing by appointment only

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

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#### Description

Located in a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers excellent living space spread across two floors. Benefitting from great public transport links and proximity to local schools, this property is perfectly suited for families or professionals. On the ground floor, the entrance porch leads to the front door and provides access to a modern kitchen, complete with a range of wall and base units, integrated and freestanding appliances. The kitchen sink is thoughtfully positioned to enjoy views of the rear garden and the valley beyond. Adjacent to the kitchen, the sitting room provides a welcoming social space, featuring a large window with a front-facing aspect. The ground floor also boasts a separate dining room and a versatile garden room. The garden room, enhanced by French doors leading out to the garden, now benefits from an insulated roof, making it a space to use all year round. Upstairs, the first floor comprises three well-proportioned bedrooms. The main bedroom stands out, offering ample storage with its large built-in wardrobes. Additionally, a newly fitted bathroom completes this level.

#### Outside

The property benefits from a garage with parking to the front and well kept gardens. Steps and a path lead to the house, and this is lined with lights, which looks great at night. The garden includes a water feature illuminated for added appeal, a sandstone patio area with lighting at the far end, and a section of artificial grass bordered with decorative pebbles. A practical bin storage area completes the layout. The front garden is laid to lawn with and planted magnolia tree. The garage is en bloc, just off the road, with parking at the front.

#### 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 a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award-winning weekly farmers' market 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.

#### Directions

Leave Stroud via the A419 Cainscross Road and take the second exit at the Cainscross roundabout onto Westward Road. Stay in the right-hand lane and turn right at the traffic lights onto Cashes Green Road. Proceed up the road, cross the railway bridge, and turn left at the mini roundabout. Continue along Hunter Way, following it around, and take the last turning on your right before Foxmoor Lane. Turn right onto The Bassetts, continue along, and take the first right. Follow the hill down and turn right. The property is located on your right, a short distance down the hill.

#### Property information

The property is freehold. Mains electricity, water and drainage are connected to the house. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast. You should have mobile voice calling and data service from Three, voice calling service from O2 and Vodafone, but limited service from EE. Data service from EE, O2 and Vodafone may be limited.

#### Local Authority

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

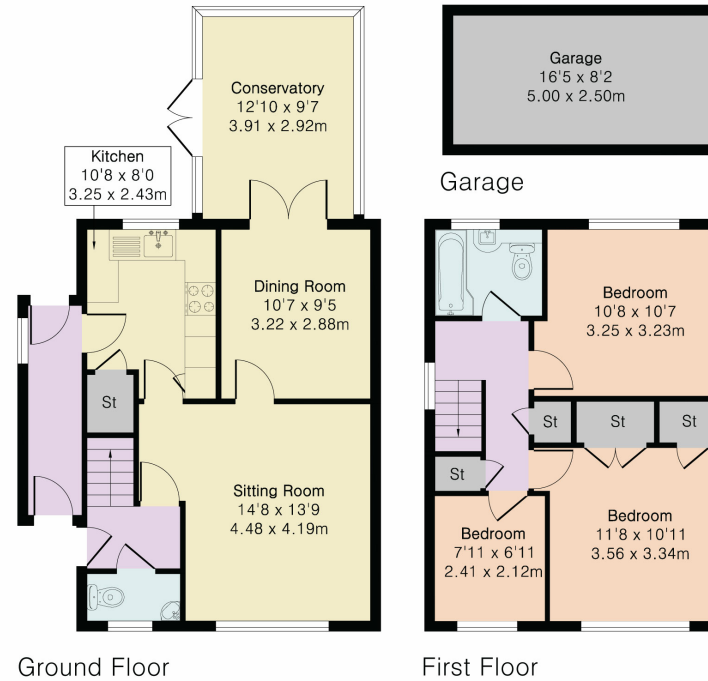


## Approximate Gross Internal Area 1204 sq ft - 112 sq m

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 445 sq ft – 41 sq m

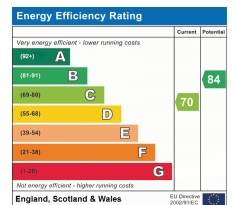
Garage Area 135 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.