



2 Robinia Springfield Road, Cashes Green, Stroud, Gloucestershire, GL5 4RJ
Guide Price £285,000



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A charming redbrick Victorian three-bedroom semi-detached home, located on Springfield Road. This well-presented property is within easy reach of local amenities and offers a range of appealing features, including off-road parking and a generously sized garden

ENTRANCE HALLWAY, SNUG/STUDY, LIVING ROOM, KITCHEN, DINING AREA, DOWNSTAIRS SHOWER ROOM, THREE BEDROOMS, GOOD SIZED REAR GARDEN, OFF ROAD PARKING, CLOSE TO AMENITIES, CHARMING VICTORIAN RED BRICK.

Viewing by appointment only

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

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Description

Situated in Springfield Road lies this charming redbrick Victorian home which has been thoughtfully maintained and extended in recent years. Upon entering, you're welcomed into the hallway. To the left, you'll find a cosy reception room currently used as a snug/study, featuring a central redbrick chimney breast that adds character. To the right of the hallway, a door leads into an impressive open-plan living space comprising a living room, kitchen, and dining area. The living room boasts an enclosed wood burner, creating a homely focal point. The kitchen offers a comprehensive range of wall and base units, while the adjoining dining area provides direct access to the rear garden — ideal for entertaining. A modern family shower room is also conveniently located on the ground floor. Upstairs, the first floor accommodates two generously sized bedrooms, one of which includes built-in wardrobes. A third bedroom is found on the second floor, featuring built-in cupboards and twin Velux windows that flood the space with natural light.

Outside

The property enjoys gardens to both the front and rear. At the front, you'll find ample off-road parking, with convenient side access leading to the rear garden. The enclosed rear garden features well-stocked borders, a lawn area, a block-paved patio are ideal for alfresco dining and a summer house offering additional versatility.



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. Just after at the roundabout take the first exit into Springfield Road. Continue for around 50 metres and the property can be located on your right.



Property Information

The property is freehold. Gas heating, mains electricity, water and drainage. 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 standard, super fast & ultrafast, 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

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Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

Summer House = 4.8 sq m / 52 sq ft

Total = 93 sq m / 1001 sq ft

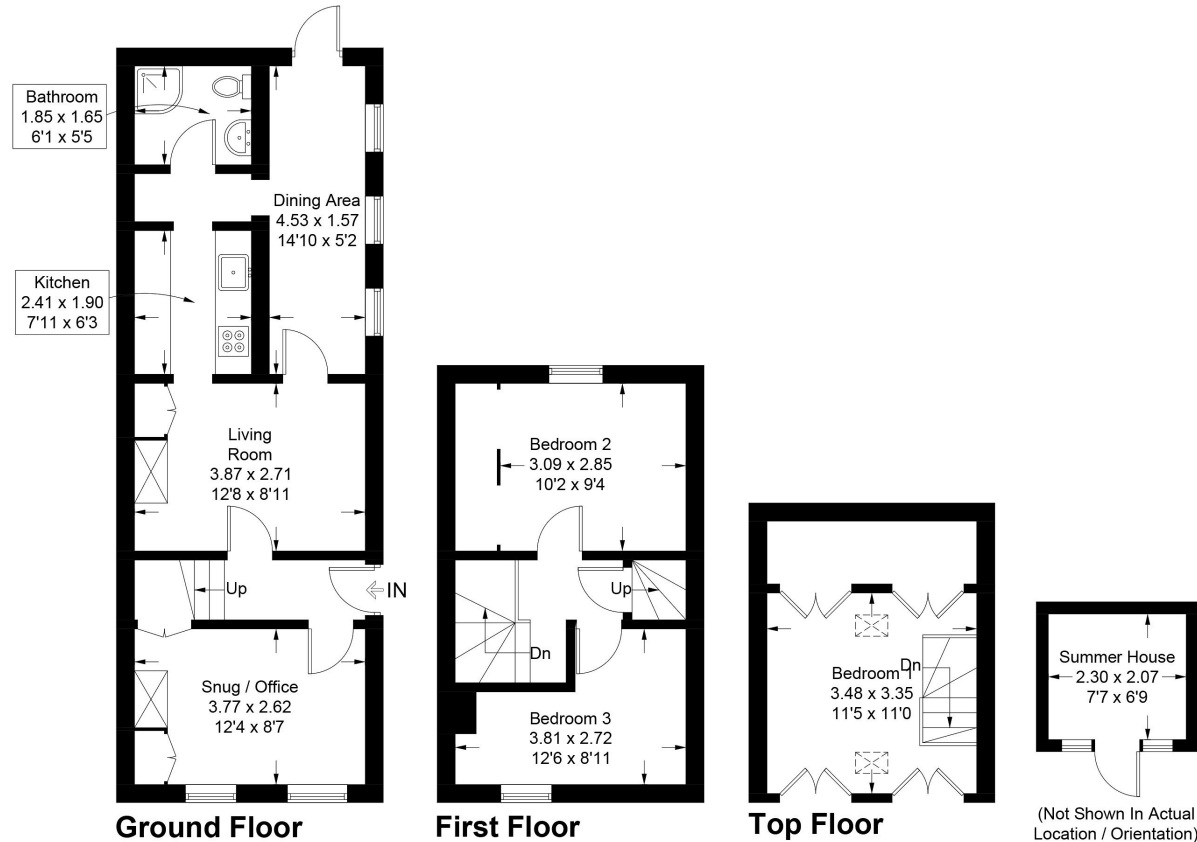
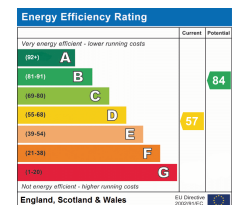


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206718)



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.