



HUNTERS[®]
HERE TO GET *you* THERE

The Bridle, Stroud | £310,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is B. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Hunters Estate Agents are delighted to offer this 3 bedroom semi-detached family home with lovely views to the rear & south facing garden. The property comprises of an entrance hall, cloakroom, living room, dining room, inner hall & kitchen to the ground floor. The first floor has 3 bedrooms & the family bathroom. Further benefits include garage, off-street parking, double glazing and central heating.

SITUATION

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. . A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

ENTRANCE HALL

UPVC double glazed entrance door and radiator.

CLOAKROOM

UPVC double glazed & frosted window to side, low level WC, vanity with mixer tap and vinyl flooring.

LIVING ROOM

UPVC double glazed window to front with blinds, two radiators and a TV point.

DINING ROOM

10'5" x 9'6"
UPVC double glazed sliding door to rear with views & blinds, radiator and phone point.

INNER HALL

Stairs to first floor

KITCHEN

10'5" x 7'9"
Good range of wall, floor & drawer kitchen units, granite work surfaces, sink with mixer tap, built-in

double oven, induction hob, fridge & freezer, space for washing machine, extractor fan, vinyl flooring, UPVC double glazed window to rear with views and a UPVC double glazed door to side.

FIRST FLOOR LANDING

UPVC double glazed window to side with views, cupboard containing Worcester combination boiler & access to loft space which is insulated.

BEDROOM ONE

11'5" x 10'6"
UPVC double glazed window to front, radiator and built-in wardrobe.

BEDROOM TWO

10'6" x 10'5"
UPVC double glazed window to rear with views and a radiator.

BEDROOM THREE

7'8" x 6'11"
UPVC double glazed window to front and a radiator.

BATHROOM

WC, vanity sink with mixer tap, paneled bath, shower of mains, shower glass, heated towel rail, vinyl flooring and UPVC double glazed & frosted window to rear with views.

EXTERIOR

The property benefits from a south facing rear garden. The garden is mainly laid to lawn. Further benefits include patio area, stone chippings area, fenced boarders, gated side access, outside tap, shed and views.

The front garden is mainly laid to lawn. Further benefits include stone chippings area, gated rear access, bedding areas and storm porch.

OFF-STREET PARKING

Parking in front of the garage for 1 vehicle.

GARAGE

Up & over door and power.

SOLAR PANELS

The property has leased solar panels which were installed in 2015. They are on a 25 year lease which after that they are owned by the owner of the property.

TENURE

Freehold

COUNCIL TAX BAND

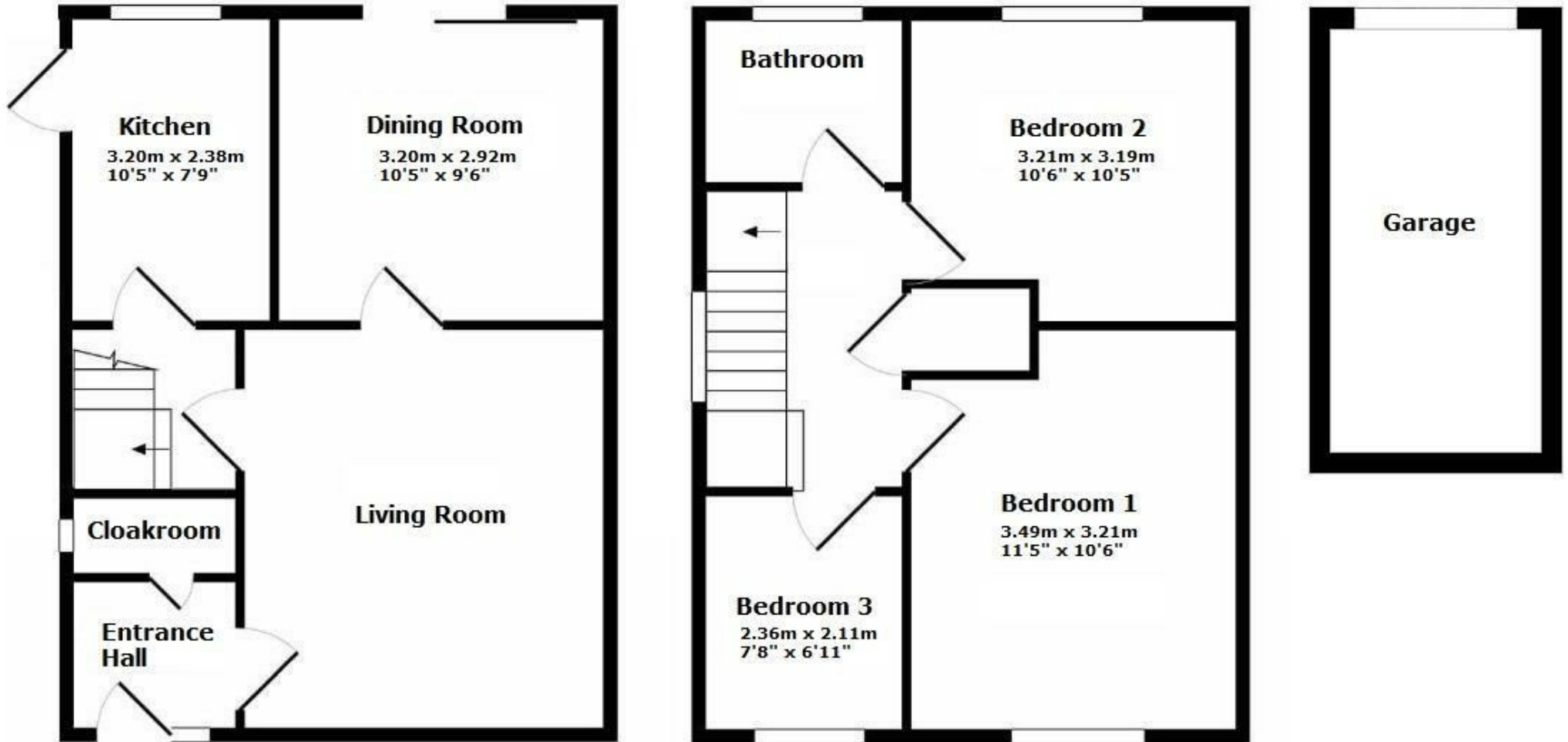
The council tax band is C.

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.



Total Area: approx. 80. sq. metres (869.9 sq. ft.)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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