



HUNTERS®
HERE TO GET *you* THERE

The Bassetts, Cashes Green, Stroud, GL5 4SN | £475,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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 extended four bedroom family home. This family home boasts kitchen/dining room. THREE reception rooms, conservatory, utility and a cloakroom to the ground floor. The first floor has master bedroom with dressing room & en-suite, three further bedrooms and the family bathroom. Other benefits include front & rear garden, off-street parking, garage and views.

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.

PORCH

UPVC double glazed entrance door & window, radiator and tiled flooring.

HALLWAY

Stairs to first floor, radiator and wall lighting.

CLOAKROOM

Low level WC, vanity corner sink, tiled throughout and a radiator.

STUDY

11'4" x 9'9"

UPVC double glazed window to front, radiator and a phone point.

SITTING ROOM

14'8" x 13'9"

UPVC double glazed window to front, radiator, ceiling coving, ceiling rose and wall lighting.

DINING ROOM

10'6" x 9'6"

UPVC double glazed French doors to conservatory and a radiator.

CONSERVATORY

11'2" x 9'3"

UPVC double glazed windows & French doors throughout, radiator and ceiling fan.

KITCHEN/DINING ROOM

KITCHEN AREA

17'9" x 13'8"

Good range of wall, floor & drawer kitchen units, sink with mixer tap, built-in double oven, gas/electric hob & scales, space for large fridge/freezer, tiled floor with underfloor heating, extractor fan, under stairs cupboard, breakfast bar and a UPVC double glazed windows to rear.

DINING AREA

12'2" x 9'8"

Radiator and door into utility room.

UTILITY ROOM

8'8" x 7'1"

Wall & floor kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, space for washing machine & tumble dryer, radiator and a UPVC double glazed window & door to rear.

FIRST FLOOR LANDING

Built-in cupboard and access to loft space. The loft is insulated and has power & lighting.

BEDROOM ONE

15'11" x 13'9"

UPVC double glazed window to rear with views, radiator and fitted wardrobes & dressing table.

DRESSING ROOM

10'5" x 7'5"

UPVC double glazed window to front, radiator and access to loft space. The loft has power, lighting, insulated, boarded & accessed via pulldown ladder.

EN-SUITE

10'5" x 8'7"

WC, freestanding bath with waterfall tap, walk-in shower, shower off mains, heated towel rail, tiled floor, underfloor heating, extractor fan, splash back tiling and a UPVC double glazed & frosted window to front.

BEDROOM TWO

12'0" x 10'8"

UPVC double glazed to front, radiator and fitted wardrobe & dressing table.

BEDROOM THREE

12'0" x 10'9"

UPVC double glazed window to rear with views and a radiator.

BEDROOM FOUR

7'10" x 7'1"

UPVC double glazed window to front and a radiator.

BATHROOM

Low level WC, pedestal wash basin, paneled bath, splash back tiling, vinyl flooring, radiator and a UPVC double glazed & frosted window to rear.

EXRERIOR

The rear garden is mainly laid to lawn. Further benefits include fenced boarders, patio area, stone chipping area, pond area, outside lighting, outside tap, gated rear access and bedding areas.

The front garden is mainly laid to lawn with bedding areas with planting.

GARAGE

Up & over door

OFF-STREET PARKING

Parking in front of the garage for 1 vehicle.

COUNCIL TAX BAND

The council tax band is C

TENURE

Freehold

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 THE BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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.



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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE