



SawyerS
Sales & Lettings

**28 The Stirrup, Cashew Green, Stroud,
Gloucestershire, GL5 4SG
Price: Offers Over £315,000**

28 The Stirrup, Cashes Green, Stroud, Gloucestershire, GL5 4SG

A well presented and tastefully extended three bedroom semi-detached home being located in a very popular suburb of Stroud. Externally, there are well stocked and mature landscaped front and rear gardens with gated side access. The driveway provides off road parking and access to the single garage.

Sawyers Estate Agents are pleased to bring to the market this well presented and tastefully extended three bedroom semi-detached home being located in a very popular suburb of Stroud and conveniently situated for highly regarded schools and a number of local amenities. Benefits include double glazing, gas central heating and solar panels. Externally, there are well stocked and mature landscaped front and rear gardens with gated side access. The driveway provides off road parking and access to the single garage.

Amenities: Within Cashes Green and Cainscross there are local shops, Co-op store, Post Office, Popular Primary Schools, Public House and a take away shop. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance

Entrance Hall

Double glazed door to front with double glazed side panel, door to cloakroom and living room.

Cloakroom 1.72m (5'8") x 0.92m (3'0")

Double glazed window to side, concealed cistern WC, wash hand basin set within vanity unit, tiled splash backs and tiled floor.

Living Room 5.51m (18'1") Max x 4.23m (13'11") Max

Double glazed window to front, coving, wall light points, two radiators and television point.

Kitchen/Breakfast Room 5.98m (19'7") Max x 2.92m (9'7") Max

Double glazed door to rear, double glazed window to rear, double glazed window to side. Range of matching wall and base units complemented with contrasting work surfaces, sink with mixer tap, tiled splash backs, under unit lighting, fitted five ring gas hob with extractor hood over, built in Siemens double oven, built in dishwasher and space for fridge/freezer. Space for washing machine and tumble dryer. Under stairs storage and further storage cupboard housing the boiler.

Dining Room 5.73m (18'10") x 2.88m (9'5")

Double glazed French doors to rear garden, coving and two radiators.

First Floor

Landing

Double glazed window to side, access to loft, coving, airing cupboard housing the hot water tank. Radiator.

Bedroom One 3.57m (11'9") To Wardrobe x 3.35m (11'0")

Double glazed window to front, coving, two built in double wardrobes and single wardrobe.

Bedroom Two 3.22m (10'7") x 2.72m (8'11") To Wardrobe

Double glazed window to rear, coving and three built in double wardrobes. Radiator.

Bedroom Three 2.64m (8'8") x 2.11m (6'11")

Double glazed window to front and radiator.

Bathroom 2.1m (6'11") x 1.65m (5'5")

Double glazed window to rear. Recessed down lighting. Suite consisting bath with shower attachment, concealed cistern WC and wash hand basin set within vanity unit. Tiled walls and heated towel rail.

Outside

Front

Path and steps to front door, gated side access, mainly laid to lawn with well stocked and mature flower, shrub and small tree borders.

Rear

Enclosed garden with gates rear and side access, mainly laid to lawn with well stocked and mature flower and shrub borders, patio/seating area, outside lighting and garden shed.

Garage

Up and over door, power and light.

Agents Note (Solar Panels)

The property benefits from Solar Panels and our vendor informs us that the solar panels were installed in July 2012 and have a 20 year feed in payment. The feed in payment last year (26/11/2022 - 24/01/2024) was £1,025.66

This figure is subject to change.

Selling Agent

Sawyers Estate Agents

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Local Authority

Stroud District Council - Band C

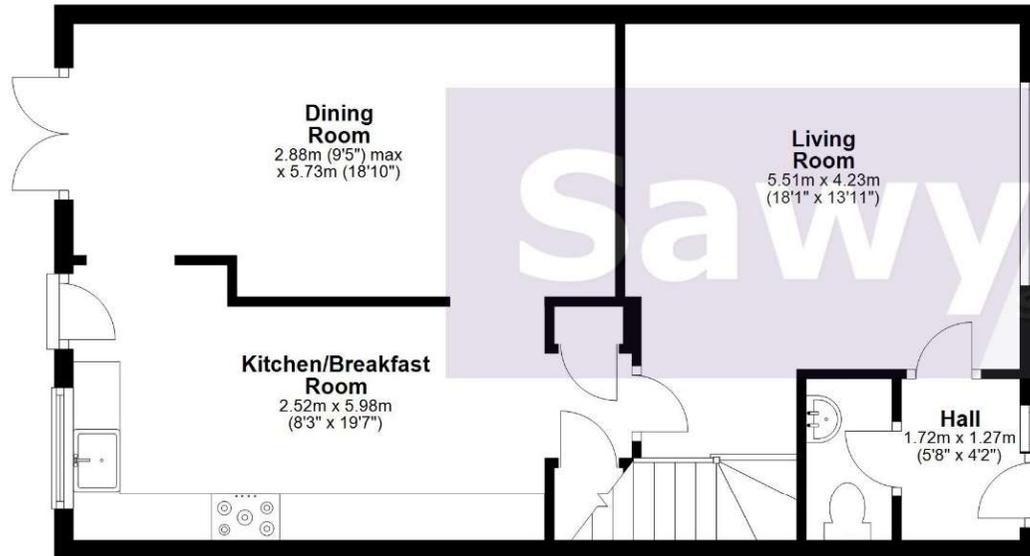
Directions

For SAT NAV use: GL5 4SG

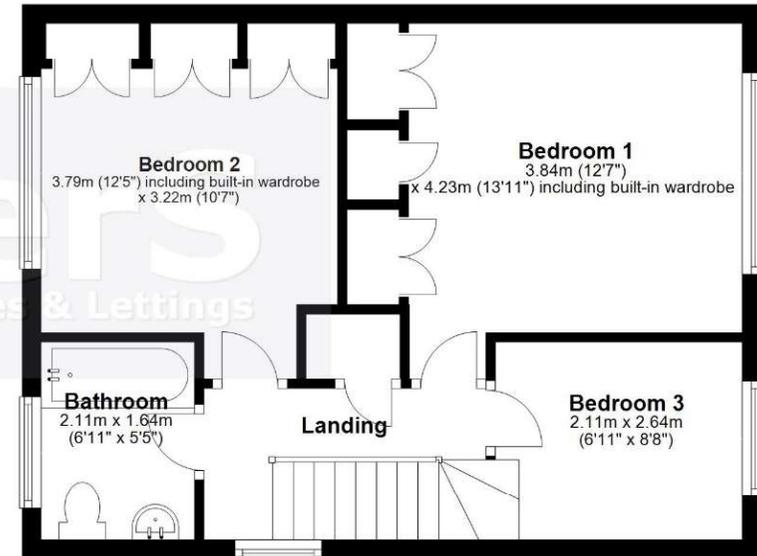
From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricon House on your left hand side, follow the road round to your right to join Cashes Green Road. Passing over the railway bridge, at the mini roundabout turn left into Hunters Way. Turn right into The Stirrup and follow the road around to the top and turn right, where the property will be found on your right hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(84-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

