



The Bassetts, Cashes Green GL5 4SJ

£325,000



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• Semi-detached and well-presented house situated in Cashes Green and close to local amenities • Three bedrooms to include master with wardrobes and second bedroom with far reaching views • Social kitchen/diner with access to additional garden room - great for summer evenings • External office with electric heating and power ideal for those working remote • South-East facing and low-maintenance garden - ideal to enjoy in the summer with friends • Off road parking for one vehicle with ample space available on a first come first serve basis • Single garage with power and light • Freehold • Council tax band C (£2,137.10) • EPC rating C70



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

uPVC double-glazed door to entrance hall. Access to cloakroom, living room and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation. Under-stairs storage cupboard. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation, uPVC double-glazed door to side and uPVC double-glazed sliding door to garden room. Range of wall and base units with double oven, four ring electric hob and sink with mixer tap and drainer. Space for washing machine, fridge/freezer and dishwasher. Radiator.

Garden Room

uPVC double-glazed French doors to rear garden and uPVC double-glazed windows surrounding. Radiator.

Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and corner hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Sliding wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside

The front of the property boasts a lawned area with access to the

side. The South-East facing rear garden is tiered and low-maintenance, benefitting from artificial lawn and a decking area, ideal for alfresco dining. There is an external office pod with power and electric heating. There is a single garage with power and light with one parking space in front.

Location

The property is located in Cashes Green, there are local amenities such as the Co-Operative supermarket, coffee bars, and hairdressers. Foxmoor Primary School is within walking distance. Other schools such as Cashes Green Primary School, Archway Secondary School, Marling Grammar for boys and Stroud High for Girls can be found nearby. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,137.10 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

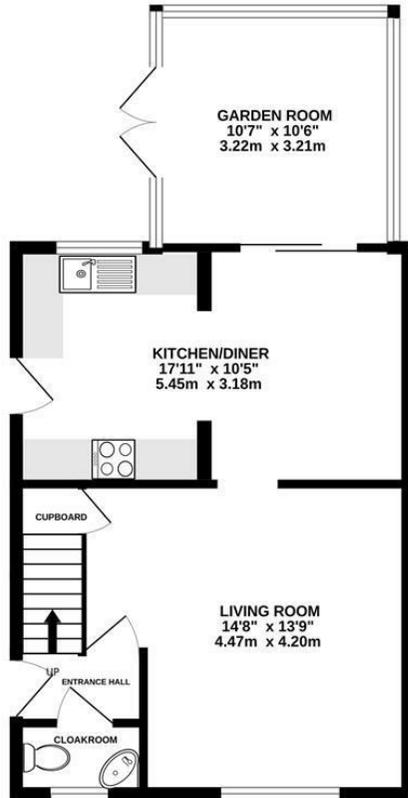
Heating: gas central heating.

Broadband speed: 8 Mbps (basic), 46 Mbps (superfast) and 1,800 Mbps (ultrafast).

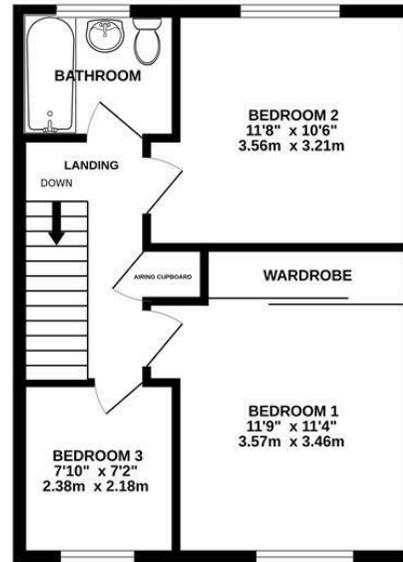
Mobile phone coverage: EE, Three, O2 and Vodafone.



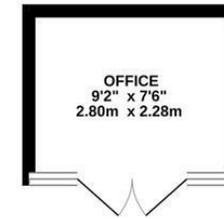
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



OFFICE
69 sq.ft. (6.4 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-191	B		
35-80	C	70	71
15-34	D		
1-14	E		
1-13	F		
1-2	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



