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The Stirrup, Cashes Green, Stroud | Asking Price £355,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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 are delighted to present this semi-detached chalet bungalow, offering over 1,000 sq. ft. of versatile living space and set on a generous plot with potential to extend (STPP). The ground floor features a bright kitchen/dining room, a comfortable living room, a conservatory and a flexible snug that can be used as a study or playroom, along with a bedroom, shower room and bathroom. Upstairs are two further well-sized bedrooms, providing plenty of space for family living. Outside, the property enjoys lovely front and rear gardens, driveway parking for up to four vehicles and a garage. With double glazing and gas central heating throughout, this home combines space, flexibility and potential in a sought-after location.

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 too 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.

STUDY/SNUG/PLAY ROOM
12'4" x 8'0"
UPVC double glazed windows & door to front, radiator, ceiling coving and stairs to first floor.

LIVING ROOM
16'2" x 11'5" max
UPVC double glazed sliding door, radiator and TV point, electric pebble effect fire and surround.

CONSERVATORY
9'0" x 8'11"
UPVC double glazed window & french doors to rear and tiled flooring.

INNER HALL
Storage cupboard

KITCHEN/DINING ROOM
Modern kitchen with a good range of wall, floor & draw kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for washing machine, fridge/freezer & slimline dishwasher, extractor hood, splashback tiling, cupboard containing

Worcester combination boiler, breakfast bar, Velux window, UPVC double glazed windows to front & rear and a UPVC double glazed entrance door to rear,

BATHROOM
Low level WC, pedestal wash basin, panelled bath, Mira shower, splashback tiling, vinyl flooring, extractor fan, heated towel rail and a UPVC double glazed & frosted window to side.

BEDROOM 3
9'6" x 8'1"
UPVC double glazed window to front and a radiator.

SHOWER ROOM
Low level WC, sink with mixer tap, shower cubicle, shower off mains, splashback tiling, vinyl flooring, heated towel rail and a UPVC double glazed & frosted window to side

FIRST FLOOR LANDING
Frosted fixed double glazed window.

BEDROOM ONE
13'7" x 8'8"
UPVC double glazed window to front, radiator and eave storage.

BEDROOM TWO
13'7" x 7'9"
UPVC double glazed window with distant view towards Selsley to front and a radiator.

GARDENS
The rear garden is mainly laid to lawn. Further benefits include stone chippings areas, patio areas, outside lighting, outside tap, various bedding area with plants/shrubs including raspberry, roses & hollyhocks, veg patch, fence/brick borders, gated side access, gated rear access, door into garage and a washing line. Plastic

storage shed.

The front/side garden is mainly laid to lawn. Further benefits include patio area, stone chippings area, bedding areas with planting/shrubs, some hedge/fence borders, gated access to rear, water butt and red post box.

OFF-STREET PARKING
Parking can be found at the rear of the property for 4 vehicles.

GARAGE
16'2" x 8'2"
Up & over door, power and lighting.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is C.

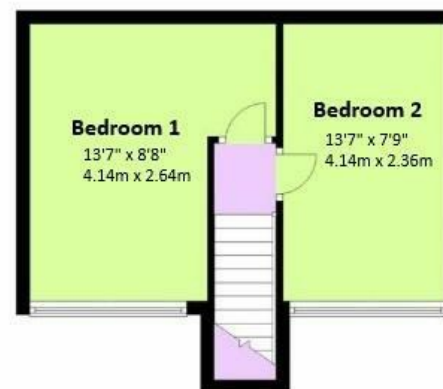
AGENT NOTES
Please note that it may be possible to extend the property to the rear/side and even build a separate dwelling on the side/rear - Subject to any relevant permissions being granted. Any potential buyer would have to make their own investigations into this.

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.

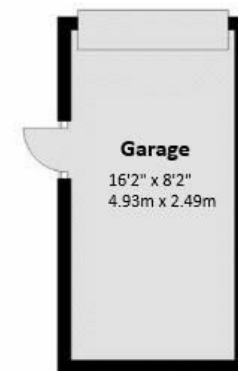
GOLD AT BRITISH PROPERTY AWARDS
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.



Ground Floor
Main area: approx. 69.0 sq. metres (742.8 sq. feet)
Plus conservatory: approx. 7.5 sq. metres (82.9 sq. feet)



First Floor
Approx. 26.8 sq. metres (287.9 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garage: approx. 12.4 sq. metres (133.2 sq. feet)

Main area: Approx. 95.8 sq. metres (1030.7 sq. feet)
Plus conservatory: approx. 7.5 sq. metres (80.9 sq. feet)
Plus garage: approx. 12.4 sq. metres (133.2 sq. feet)

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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