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Sales & Lettings

69 The Bassetts, Cashes Green, Stroud,
Gloucestershire, GL5 3SL
Price £305,000

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**An extended three-bedroom end-terraced home in a quiet no-through road. Set away from passing traffic. Features a sitting room with log burner, dining room, sun room, and modern kitchen. Benefits from gardens, garage, and parking.
Requires some updating, offering great potential to personalise.**

This extended and neatly presented end-terraced home offers an excellent opportunity for buyers seeking a well-proportioned property set away from passing traffic. Situated along a no through road, the home benefits from a quiet position while providing scope for modernisation, allowing new owners to personalise the space to their own taste.

Accommodation

Arranged over two floors, the property provides bright and versatile living space throughout. The ground floor is accessed via an entrance hall, leading into a comfortable sitting room featuring an exposed stonework fireplace with a log burner, creating a warm and characterful focal point. Laminate flooring adds a practical and contemporary touch. A separate dining room offers an ideal setting for family meals and entertaining, with patio doors opening into a useful sun room/porch. This additional space serves as a practical area for coats, boots, and storage, while also providing access to the side of the property via a double-glazed door. The modern kitchen is fitted with a range of units and finished with a tiled floor, offering both functionality and style.

Upstairs, the landing provides access to the loft and includes a useful airing cupboard. There are three well-proportioned bedrooms, with bedroom two benefiting from fitted wardrobes. The family bathroom is equipped with a bath and shower over.

Design and Features

The home benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. While neatly maintained, the property would benefit from some decorative updating, presenting an excellent opportunity for buyers to tailor the interiors to their preferences.

Gardens and Grounds

The property enjoys a well-tended and enclosed rear garden, mainly laid to lawn and complemented by a patio seating area. Ideal for outdoor dining and relaxation. Flower borders and outside lighting enhance the space, while gated rear access provides convenience.

A gated side pathway leads to the front garden, which is also laid to lawn and bordered by hedging, creating an attractive finish.

Parking and Garage

The property benefits from a detached garage with an up-and-over door, offering secure parking or additional storage. Off-road parking is also available, adding to the practicality of the home.

Location and Lifestyle

Set within a quiet no through road, the property offers a peaceful residential environment away from passing traffic. Its position makes it particularly appealing for those seeking a calm setting while remaining within easy reach of local amenities, transport links, and everyday conveniences.

Cashes Green is ideally positioned between Stroud and Stonehouse, offering access to modern amenities while retaining historical features such as the Stroudwater Canal and the Stroud District Council building. Within Cashes Green and nearby Cainscross, there are local shops, a Co-op store, a Post Office, popular primary schools, a public house, and a takeaway. The location provides convenient access to both Stroud and Stonehouse, which offer a wide range of shopping options, educational facilities including state, grammar, and private schools, and various recreational activities. Stroud's leisure centre, nearby golf courses, and a gliding club support an active lifestyle. Commuters benefit from railway stations in both towns, with direct services to London Paddington in approximately one hour and forty minutes.

Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

Material Information

Title Number: GR49837
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: C
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (8 Mbps) Superfast (46 Mbps) Ultrafast (10000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

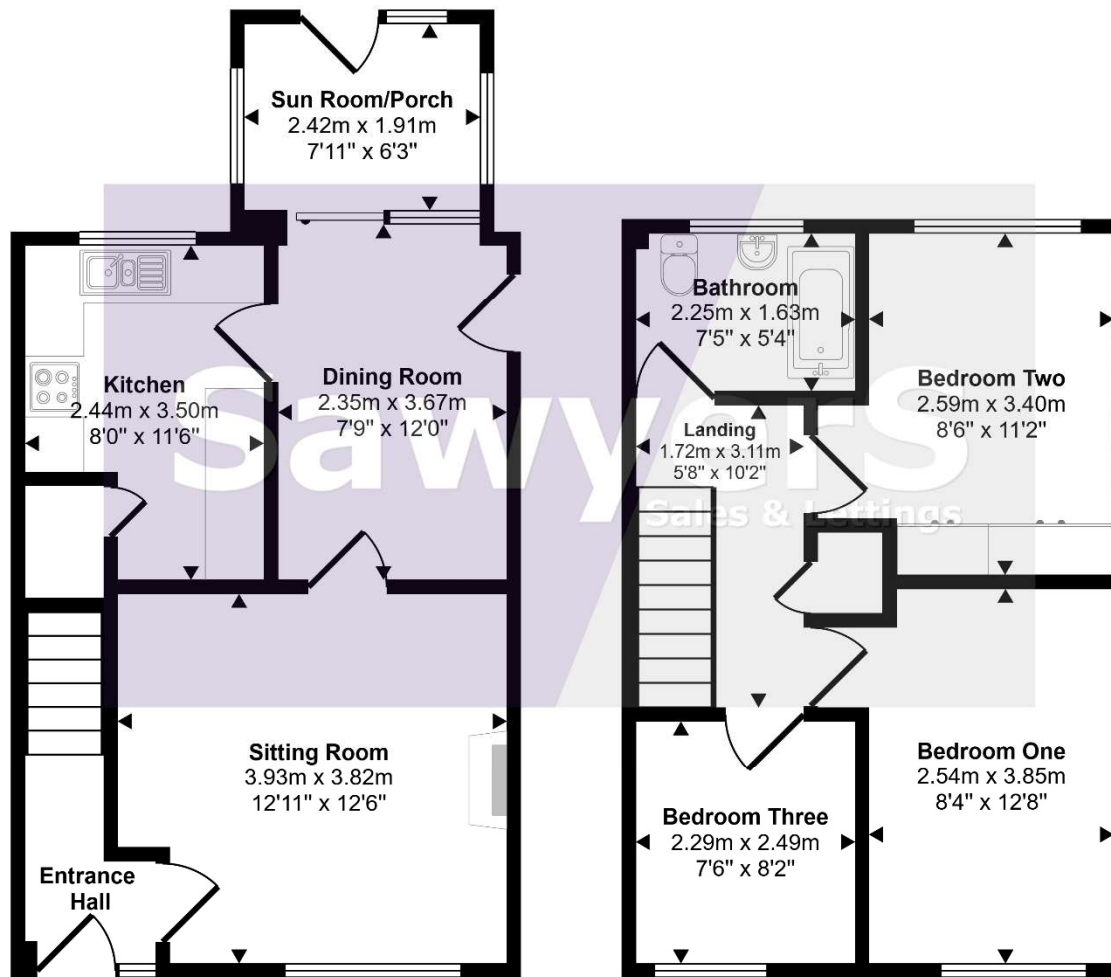
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Directions

For SAT NAV use: GL5 4SL

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 Bassetts, take the second right, head down to the end of the road and turn right, where the property will be found on at the end on your left hand side, clearly identified by our 'For Sale' board.

Approx Gross Internal Area
80 sq m / 857 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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