

**TG**

SALES & LETTINGS



Upper Church Road, , Stroud  
Gloucestershire GL5 4JF

**Offers in Excess Of £425,000**

- No Onward Chain
- Three Double Bedrooms
- 1930s Build
- Corner Plot
- Close Links To Local Primary Schools
- Off Road Parking And Garage

### **The Property**

**\*\*THREE BEDROOM DETACHED 1930s FAMILY HOME WITH NO ONWARD CHAIN - SAT ON A LARGE CORNER PLOT AND IN NEED OF MODERNISATION THROUGHOUT\*\***

TG Sales are delighted to bring to the market a sizeable three bedroom detached 1930s home located in a desirable no-through road in Cainscross. The property benefits from off-road driveway parking, detached single garage and plenty of potential for its next owner. This property is offered for sale with no onward chain.

Ground floor accommodation consists of entrance hallway, spacious living room with bay window, a second reception room currently used as a dining room with patio doors leading out to the garden, separate kitchen and downstairs cloakroom.

Upstairs are three double bedrooms, with the master boasting a further bay window, along with a shower room.

The garden faces south, ensuring plenty of sunlight throughout the day and offers gated side access to the front driveway.

St Matthew's C of E Primary School, rated Good by Ofsted in 2023, is just a stone's throw away from this fantastic property. Victory Park is within walking distance, an ideal spot for dog walks or family outings. Cainscross and the surrounding towns of Stroud and Stonehouse offer a multitude of local amenities, including supermarkets, shops and train stations that both connect with the Paddington Line to London.

Early viewing is recommended.



### **Situation**

Cainscross, on the western edge of Stroud in Gloucestershire, is a well-connected and amenity-rich suburb ideal for property adverts. It offers everyday conveniences such as a post office, a medium-sized supermarket and a range of local shops, with several more supermarkets and services within easy walking distance. Families benefit from good local schooling including primary options like St Matthew's and Foxmoor and well-regarded secondary schools nearby. Frequent bus links and proximity to Stroud town centre — just over a mile away — provide access to a wider selection of independent shops, cafés, weekly farmers' market, pubs, restaurants and transport links including mainline rail services to London and beyond. The area is also close to scenic outdoor spaces such as the Stroudwater Canal and Selsley Common, making it attractive for both daily living and leisure.

**SATNAV postcode GL5 4JF**

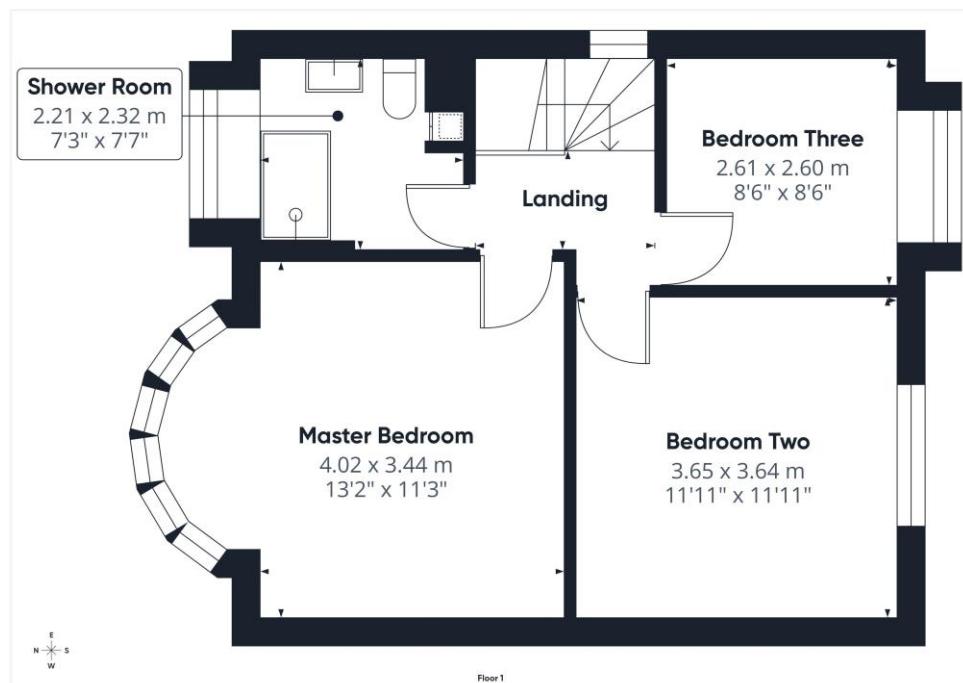
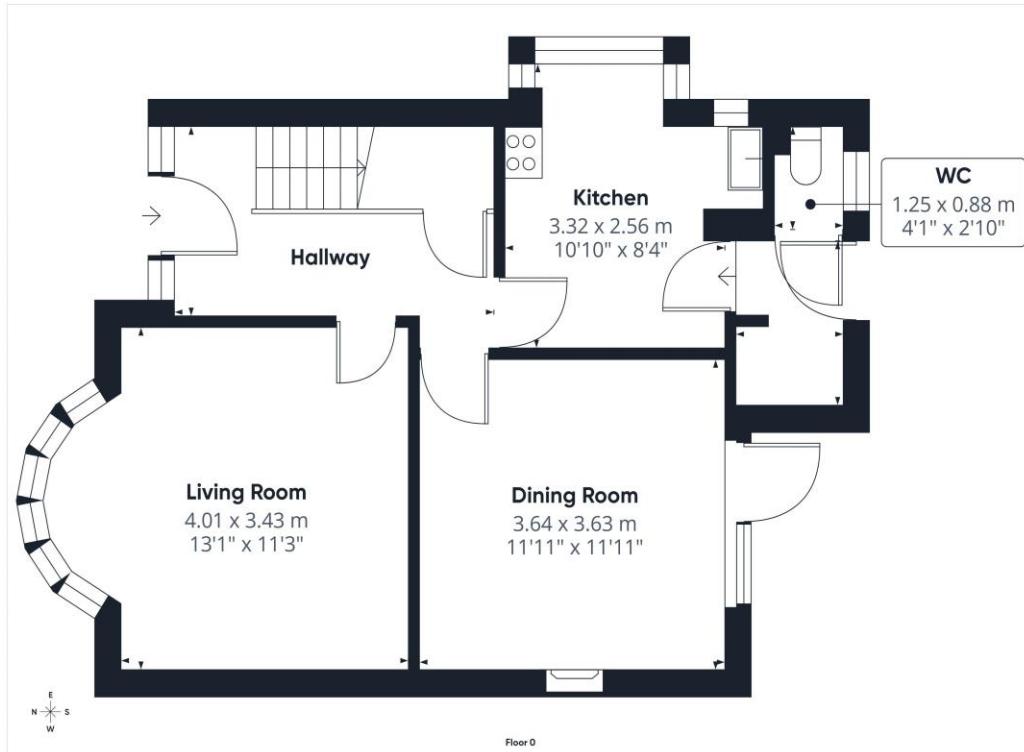
**Tenure Freehold**

**Local Authority** Stroud

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band D**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	59	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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