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Sales & Lettings

2 Hilly Orchard, Cainscross, Stroud,
Gloucestershire, GL5 4LQ
Price £195,000

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This well-presented ground floor apartment offers comfortable and practical living within this sought after canalside development in Cainscross, conveniently positioned within easy reach of local amenities and Stroud town centre.

The property provides two well proportioned bedrooms, a living/dining room with dual aspect windows and a modern fitted kitchen, together with a stylish shower room. The ground floor position offers the added benefit of step-free access and convenient lateral living space, making it an ideal first-time purchase, investment opportunity or home for those seeking accessible accommodation.

The property further benefits from allocated parking, communal green areas, gas central heating and double glazing. No onward chain.

Accommodation

The apartment is accessed via the communal entrance. Upon entering, the entrance hallway benefits from a secure entry phone system and a useful storage cupboard, providing practical storage space.

The living/dining room is a welcoming space, featuring dual aspect windows with low-set glazing to maximise natural light. The room provides ample space for both seating and dining furniture, together with a television point, creating a comfortable and versatile living area.

The modern kitchen is fitted with a range of wall and base units with door and drawer fronts, complemented by roll edged work surfaces and tiled splashbacks. Further features include a one and a quarter bowl sink unit, built-in gas hob with electric oven beneath and filter hood above, plumbing for a washing machine and space for a fridge/freezer.

The apartment offers two well-proportioned bedrooms, providing comfortable accommodation for a variety of buyers, whether as a first home, investment property or for those seeking a practical single-level layout.

The stylish shower room is fitted with a double width walk-in shower, pedestal wash hand basin and low-level W/C, offering modern and convenient facilities.

Design and Features

The property offers practical, low-maintenance living with a well-planned layout and the added advantage of ground floor accommodation. Further benefits include gas central heating, double-glazed windows and a secure entry phone system.

Gardens and Grounds

The property forms part of a Canalside development and benefits from communal green areas, providing attractive shared outdoor space for residents to enjoy.

The development is conveniently positioned for access to the surrounding area, with the nearby Stroud Water Canal and local walking routes offering opportunities to enjoy the outdoors and the surrounding countryside.

Parking

The property benefits from one allocated parking space, providing convenient off-road parking for one vehicle.

Location and Lifestyle

Situated in Cainscross, conveniently positioned between Stroud and Stonehouse, the property enjoys easy access to local amenities and the wider facilities of Stroud town centre. Within Cainscross and neighbouring Paganhill, a range of everyday amenities are available, including takeaway outlets, a Co-op, Tesco Express, primary and secondary schools, a college and a leisure centre
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Stroud is one of Gloucestershire`s most popular market towns, set at the convergence of five valleys amidst the beautiful Cotswold countryside. The town offers a distinctive blend of industrial heritage and modern amenities, with a variety of shops, a bustling street market, banks, restaurants, bistros and pubs.

The surrounding area also provides attractive opportunities for walking and enjoying the countryside.

Stroud railway station provides regular services towards London and Cheltenham, while good access to the M5 motorway offers convenient commuting to Cheltenham, Gloucester and Bristol. The combination of local amenities, transport links and access to the surrounding towns makes this a practical and well-connected location for a range of buyers.

Material Information

Tenure: Leasehold
Lease Length: 125 years from 2002. Years remaining: 101 (2026)
Service Charge: £1,272.84 per annum
Ground Rent: £250 per annum
Management Company: Orchard Quay Management Ltd, managed by: CMG Leasehold Management Ltd, 134 Cheltenham Road, Gloucester, GL2 0YL.
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
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 (15 Mbps) Superfast (80 Mbps) Ultrafast 10000 Mbps (Virgin)

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

Selling Agent

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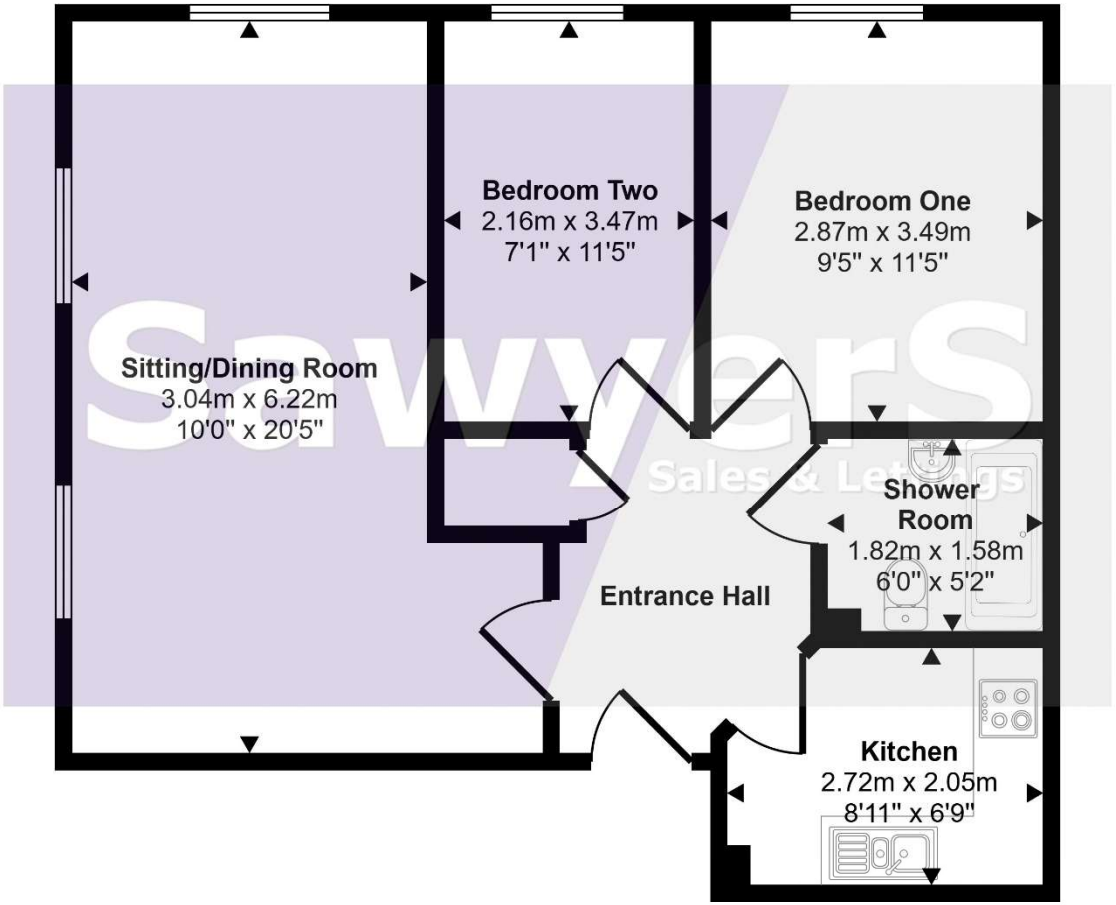
Anti-Money Laundering (AML)

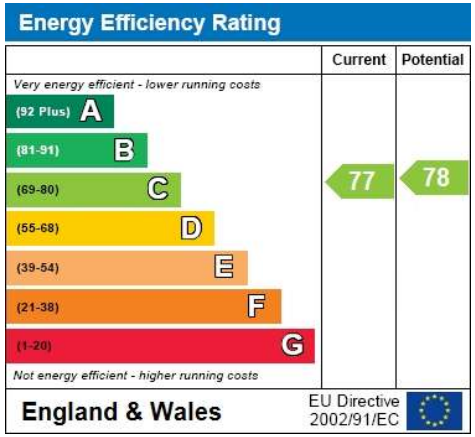
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Directions

From Stroud town centre head towards Stonehouse / M5 on the A419, Cainscross Road. At the large roundabout proceed straight across with Tricorn House on your left hand side and continue through the traffic lights. Upon reaching the the mini roundabout turn left into Frome Gardens and then first left into Hilly Orchard. The property will be found on your right hand side.

Approx Gross Internal Area
55 sq m / 597 sq ft





Floorplan

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.

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