



**SawyerS**  
Sales & Lettings

**23 Hilly Orchard, Cainscross, Stroud,  
Gloucestershire, GL5 4LQ  
Price £165,000**

## 23 Hilly Orchard, Cainscross, Stroud, Gloucestershire, GL5 4LQ

**A well presented, light and airy top floor apartment situated within this ever popular canal side development. Modern kitchen and re-fitted carpets throughout (2021). Electric central heating and double glazing. Allocated parking. Pets are permitted within the building.**

**Ideal first time buy or investment purchase. No Chain. EPC: C**

**Sawyers Estate Agents** are pleased to bring to the market this well presented top floor apartment enjoying views across towards Selsley. The apartment is located within easy reach of both local amenities and the town centre itself. The accommodation briefly consists entrance hall, living/dining room, modern kitchen, two bedrooms and bathroom. Benefits included electric central heating and double glazing. Outside you will find the allocated parking for one vehicle, visitor parking and the communal green areas. Pets are permitted within the building. No Chain. Early viewing highly recommended to avoid missing out!

**Amenities:** - Within Cainscross and neighbouring Paganhill there are a few local amenities including a Take-aways, Co-Op, Tesco Express, Primary School, Secondary School, College and Leisure Centre. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of five valleys amidst the beautiful Cotswold countryside. It contains a rich blend of industrial heritage and modern amenities with its town centre shopping, bustling street market, a range of banks, restaurants, bistros and pubs. The railway station has a regular train service to London and Cheltenham. There are first class schools for all grades and age groups and good access to the M5 allows comfortable commuting to Cheltenham, Gloucester and Bristol.

### Communal Entrance

Door to front. Stairs to upper floors.

### Entrance hall

Door to communal landing, access to loft and radiator.

### Living Room 4.29m (14'1") x 3.08m (10'1")

Double glazed window to front with views over towards Selsley. Stylish wall mounted electric heater, radiator, satellite and television point.

### Kitchen 3.12m (10'3") x 2.1m (6'11")

Double glazed window to side, modern range of fitted wall and base units complemented with a light finish work top, stainless steel one and a quarter bowl sink unit with mixer tap, tiled splash backs, fitted electric hob with oven under and filter hood over, plumbing for washer/dryer and space for fridge/freezer.

### Bedroom One 3.87m (12'8") x 2.6m (8'6")

Double glazed window to rear, built in double wardrobe, satellite point and radiator.

### Bedroom Two 3.3m (10'10") x 2.02m (6'8")

Double glazed window to rear, built in airing cupboard housing the electric boiler. Radiator.

### Bathroom 2.05m (6'9") x 1.81m (5'11")

Extractor. Suite consisting low level WC, pedestal wash hand basin and bath with shower over. Part tiled walls, light and shaver point. Radiator.

### Outside

Communal green areas, allocated parking for one vehicle with further visitor parking available.

### Agents Note

Tenure: Leasehold

Lease Length: 125 years from 2008

Service Charge: £59.16p per month

Ground Rent: £250 per year

Management Company: Orchard Haven Management Ltd  
(Company Number: 06429856).

(These figures may be subject to change and should be checked by your legal advisor)

### Selling Agent

Sawyers Estate Agents

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### FREE Market Valuation

If you have been impressed with our service and would like to know the value of your own home and to hear what separates us from our competitors, please call for FREE appraisal.

### Local Authority

Stroud District Council - Band B

### Directions

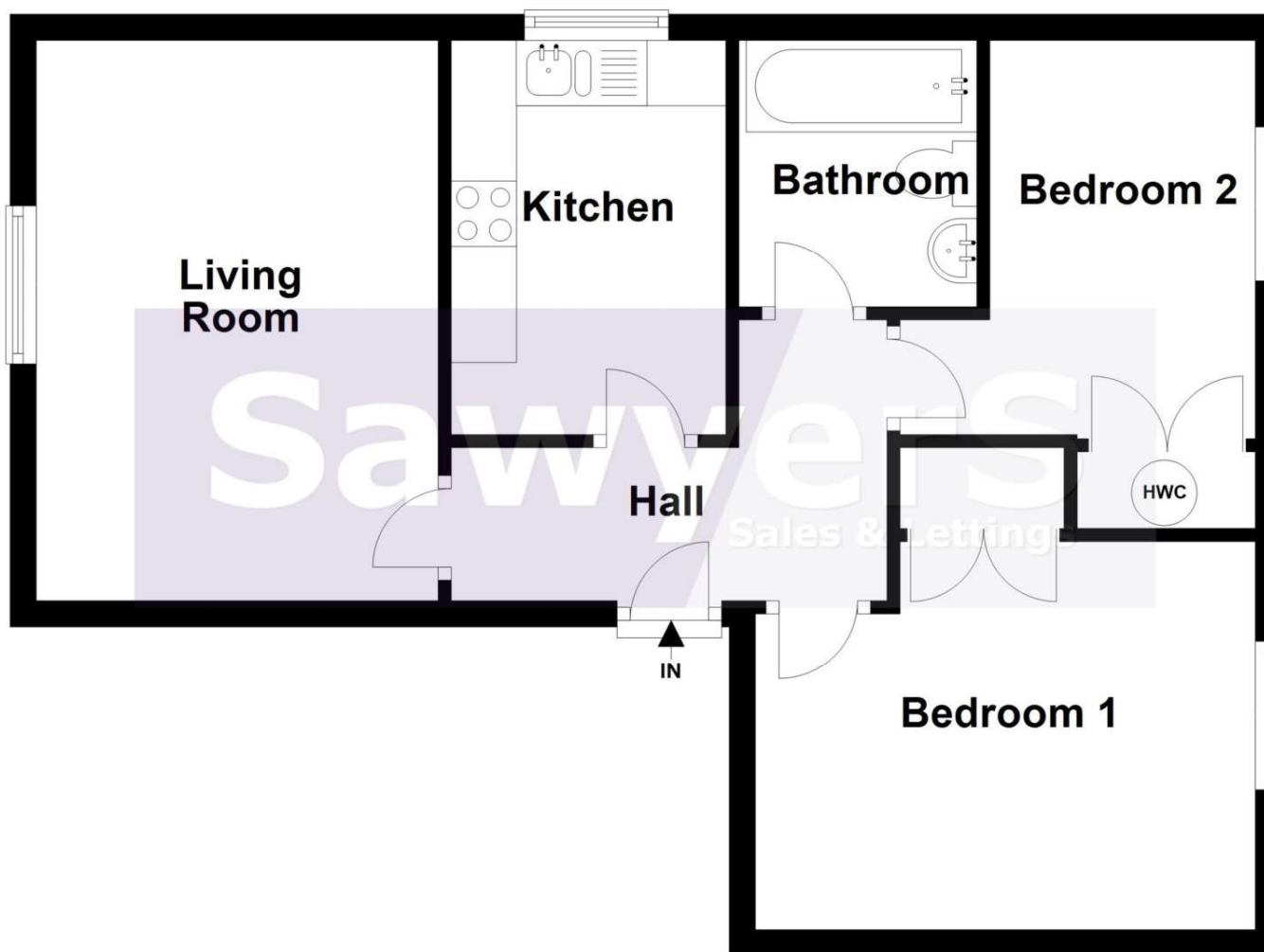
For SAT NAV use: GL5 4LQ

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 ahead of you, towards the end of the cul-de-sac, on your left hand side.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      | 72                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## Top Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents cannot be responsible for any inaccuracy.

