



SawyerS
FOR SALE
www.sawyers.co.uk
01453 751647

SawyerS
Sales & Lettings

60 Hawthorn Rise, Cashes Green, Stroud,
Gloucestershire, GL5 4QR
Offers in the Region of £150,000

60 Hawthorn Rise, Cashes Green, Stroud, Gloucestershire, GL5 4QR

A well presented light and airy ground floor maisonette with it`s own private access, one double bedroom, living room, modern kitchen and shower room. Allocated parking space and a level lawn garden. No Chain

Sawyers Estate Agents are pleased to bring to the market this well presented light and airy one double bedroom ground floor maisonette situated within Cashes Green. The accommodation in brief consists: Entrance hall, living room and kitchen along with the double bedroom and shower room. Benefits include double glazing and electric heating. Outside can be found the allocated off road parking and private level lawn garden. No Chain.

Amenities: - Within Westrip/ Cashes Green and neighbouring Cainscross, is a small range of local grocery shops, post office, popular primary schools, chapels, public houses. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within walking distance. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance hall

Double glazed door to side, door to living room, shower room and opening to kitchen. Storage cupboard. Ceramic tiled floor.

Kitchen 2.11m (6'11") x 1.83m (6'0")

Double glazed window to front, modern and matching range of fitted wall and base units complemented with contrasting work surface over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in electric hob with oven under and extractor hood over. Laminated floor.

Living room 3.38m (11'1") x 2.95m (9'8")

Double glazed bay style window to front, door to bedroom, electric storage heater, television point and laminated floor.

Bedroom 3.3m (10'10") x 2.49m (8'2")

Double glazed window to rear and laminated floor.

Shower room

Double glazed window to rear, modern suite consisting tiled shower cubicle, low level WC, and pedestal wash hand basin. Airing cupboard and laminated floor.

Outside

Front garden mainly laid to lawn, space for garden shed and allocated parking for one vehicle.

Agents Note

Tenure: Leasehold
Lease Length: 999 Lease from 1978
Service Charge: £Nil.
Ground Rent: £Nil.
Insurance: £157.32 per year.
Freeholder: Absent.

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

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647
info@sawyersestateagents.co.uk
www.sawyersestateagents.co.uk

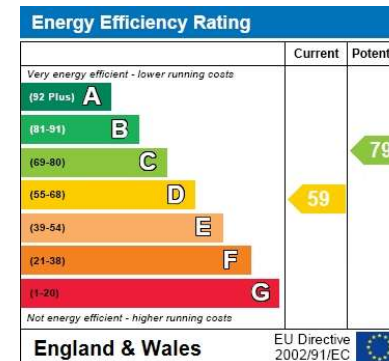
Local Authority

Stroud District Council - Band A

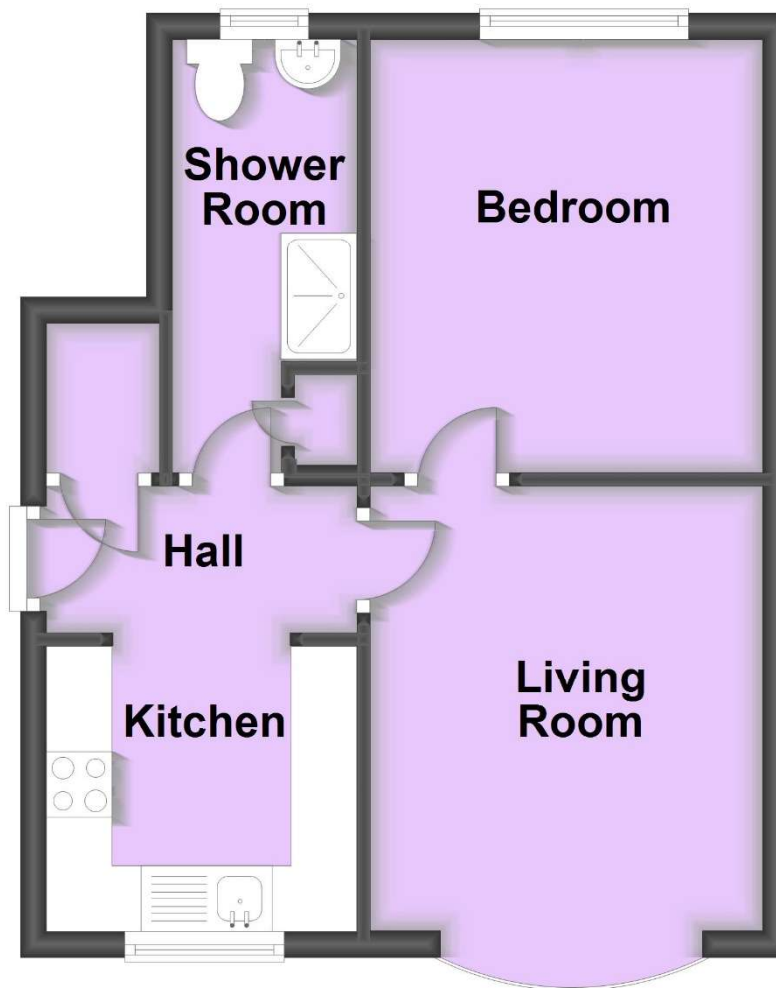
Directions

For SAT NAV use: GL5 4QR

From Stroud town centre head towards Stonehouse/M5 on the A419 Caincross Road. At the large roundabout proceed straight across with Tricorn House on your left hand side, follow the road round to your right to join Cashes Green Road. Passing over the railway bridge and the next two mini roundabouts. Turn left into Westrip Lane and then right into Hawthorn Rise. The property will be found at the end of the cul-de-sac on your right hand side, clearly identified by our `For Sale` board.



Ground 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/Fine and Country cannot be responsible for any inaccuracy.

