



**8 Bridgeside, Cainscross, Stroud,
Gloucestershire, GL5 3ER
Price £245,000**

SawyerS
Sales & Lettings

8 Bridgeside, Cainscross, Stroud, Gloucestershire, GL5 3ER

A three bedroom, three storey period property located within this popular No Through Road. Two reception area`s, stylish kitchen and bathroom with four piece bathroom. In need of some updating. Double glazed windows and gas central heating. Enclosed garden and off road parking. No onward chain.

Sawyers Estate Agents are pleased to bring o the market this three bedroom, three storey period property. The property is well located for local amenities and nearby schools. The accommodation briefly consists two reception area`s and stylish kitchen on the ground floor, whilst upstairs you will find the three bedrooms and bathroom with four piece suit. Benefits include some character features including exposed brick work and timber flooring, double glazed windows and gas central heating. Outside you will find the enclosed garden and off road parking. No onward chain.

Amenities: - Within Cainscross and neighbouring Cashes Green 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 approximately two miles of Cashes Green. 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.

Lounge/Dining Room 6.67m (21'11") x 3.91m (12'10")

Double glazed door to front, double glazed window to front, double glazed window to rear, coving, stairs to first floor, two under stairs cupboards, two radiators, decorative fireplace, decorative fire surround, and laminated floor.

Kitchen 4.83m (15'10") x 1.89m (6'2")

Door to side, double glazed window to side, recessed down lighting, range of fitted wall and base units complemented with timber work top, one and a quarter bowl sink unit with mixer tap, tiled splash backs, space for gas cooker with filter hood over, space for dishwasher and plumbing for washing machine. Wall mounted `Worcester Bosch` combination boiler. Tiled floor.

First Floor

Landing

Stairs to second floor and exposed timber flooring.

Bedroom One 3.9m (12'10") x 3.12m (10'3")

Double glazed window to front, radiator and exposed timber floor.

Bathroom

Double glazed window to rear. Suite consists low level WC, pedestal wash hand basin, free standing roll top bath with ball and claw feet, and separate shower cubicle. Tiled splash backs and chrome heated towel rail.

Second Floor

Landing

Exposed timber floor.

Bedroom Two 3.92m (12'10") x 2.92m (9'7")

Double glazed `Velux` style window to front, exposed brick work, radiator and exposed timber flooring.

Bedroom Three 3.04m (10'0") x 2.44m (8'0")

Double glazed `Velux` style window to rear, exposed brick work, radiator, exposed timber floor.

Outside

Front

Off road parking and shrub border.

Rear

Enclosed garden laid to gravelled seating area, raised lawn terrace, ornamental pond, garden shed, outside tap, outside lighting and outside power point.

Agents Note

Please note that the neighbouring properties have right of way to cross the rear garden.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

EPC

Pending

Local Authority

Stroud District Council - Band B

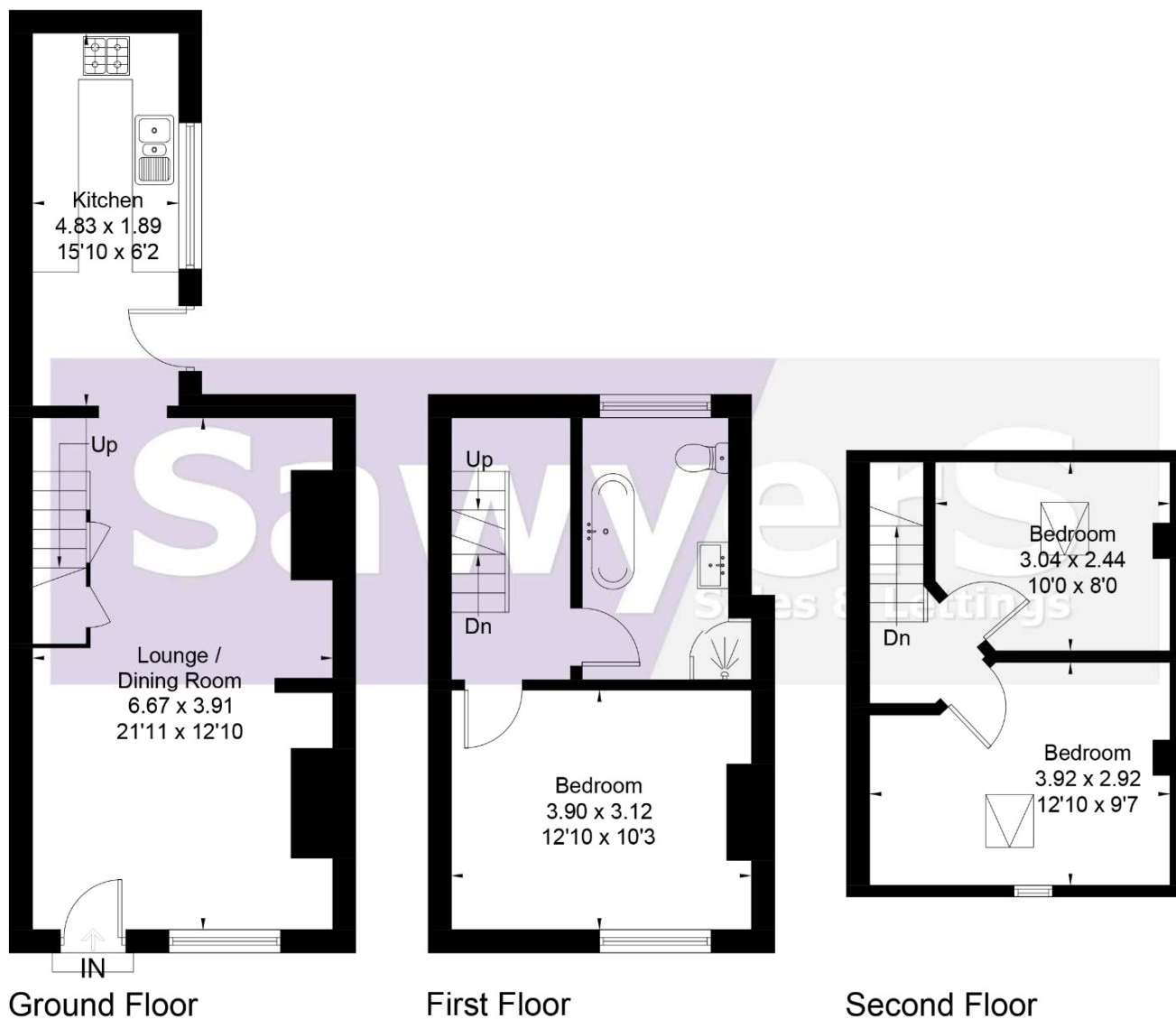
Directions

For SAT NAV use: GL5 3ER

The property will be easily identified by our For Sale board.



Approximate Area = 82.2 sq m / 885 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301955

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.

