



SawyerS
Sales & Lettings

**4 Hilly Orchard, Stroud,
Gloucestershire, GL5 4LQ
Price £200,000**

4 Hilly Orchard, Stroud, Gloucestershire, GL5 4LQ

A well presented, light and airy ground floor apartment situated within this ever popular canal side development. Modern kitchen, gas central heating and double glazing. Allocated parking and communal gardens. Ideal first time buy or investment purchase. No Chain. EPC: C

Sawyers Estate Agents are pleased to bring to the market this well presented ground floor apartment enjoying views across towards Selsley. The apartment is located overlooking the canal and is 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 shower room. Benefits included gas central heating and double glazing. Outside you will find the allocated parking and the communal green areas. 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

Stairs to all floors.

Entrance Hall

Door to rear, airing cupboard housing wall mounted boiler and doors to all rooms.

Sitting Room 6.49m (21'4") x 4.07m (13'4")

Two double glazed windows to side, double glazed window to front, two fan lights, radiator and television point.

Kitchen 2.76m (9'1") x 2.06m (6'9")

Extractor. Range of modern fitted wall and base units complemented with roll edge work surfaces over, stainless steel one and a quarter bowl sink unit with mixer tap, tile splash backs, fitted ceramic hob with oven under and filter hood over, plumbing for washing machine and space for fridge/freezer.

Bedroom One 3.53m (11'7") x 2.91m (9'7")

Double glazed window to front and radiator.

Bedroom Two 3.53m (11'7") x 2.21m (7'3")

Double glazed window to front and radiator.

Shower Room

Extractor. Shower cubicle, level WC and pedestal wash hand basin. Radiator.

Outside

Communal gardens and allocated parking.

Agents Note

Tenure: Leasehold.

Length of lease: 125 years commencing the 29 September 2002

Management Company: Orchard Quay Management Ltd

Service Charges: £500 per year

Ground Rent: £250 per year

Pets: Pets permitted with prior consent of the freeholder

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

Selling Agent

Sawyers Estate Agents
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Local Authority

Stroud District Council - Band B

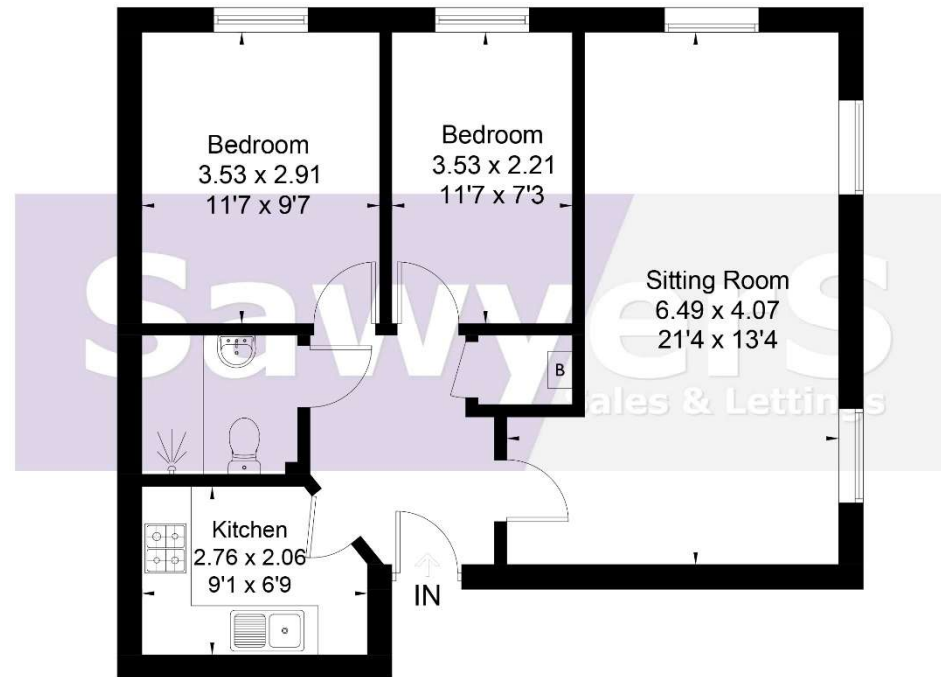
Directions

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 on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 59.3 sq m / 638 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 302385

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