



**SawyerS**  
Sales & Lettings

**2 Hillcrest, Springfield Road, Cashes Green,  
Stroud, Gloucestershire, GL5 4RP  
Price £275,000**

## 2 Hillcrest, Springfield Road, Cashes Green, Stroud, Gloucestershire, GL5 4RP

A charming traditional red brick semi-detached home located within the popular Springfield Road, in Cashes green. Living/dining room, modern kitchen, three bedrooms and modern bathroom. Benefits include double glazing and gas central heating.

Off road parking and enclosed rear garden.

**Sawyers Estate Agents** are pleased to bring to the market this charming three bedroom semi-detached home located within one of more popular locations within Cashes Green. The accommodation, which is laid over three floors, briefly consists, sitting/dining room and modern kitchen on the first floor, with three bedrooms and modern bathroom arranged over the second and third floors. Benefits include double glazing and gas central heating. Outside you will find the off road parking and enclosed rear garden. The property is need of some decorative updating giving purchasers the opportunity put their own stamp on it. Early viewing highly recommended to avoid missing out.

**Amenities:** - Within 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 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.

### Ground Floor

#### **Sitting/Dining Room 6.69m (21'11") x 3.79m (12'5")**

Double glazed door to front, double glazed window to front, Fireplace with flagstone hearth housing a cast iron wood burning stove with brick surround. Stairs to first floor, radiator, television point and laminated floor.

#### **Kitchen 3.79m (12'5") x 2.35m (7'9")**

Double glazed door to rear, double glazed window to rear, overlooking the garden. Recessed down lighting. Range of modern wall and base units complemented with contrasting roll edged work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in gas hob with electric oven under and extractor hood above. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted combination boiler.

### First Floor

#### **Landing**

Double glazed window to rear. Staircase to the second floor.

#### **Bedroom One 3.83m (12'7") x 2.77m (9'1")**

Double glazed window to the front, fireplace with mantle, radiator and Oak effect laminate flooring.

#### **Bedroom Three 2.14m (7'0") x 2.07m (6'9")**

Double glazed window to rear, radiator and Oak effect laminate flooring.

### Bathroom

Extractor, bath with shower over, wash hand basin set within vanity unit, low level WC, tiled walls and chrome heated towel rail.

### Second Floor

#### **Bedroom Two 3.49m (11'5") Max x 3.43m (11'3")**

Double glazed dormer window to front, radiator, and useful eves storage.

### Outside

#### **Front**

There is off road parking for one vehicle at the front with a path leading to the front door. Useful rear access via a right of way over the neighbours garden.

#### **Rear Garden 12.18m (40'0") x 0m (0")**

The enclosed garden is mainly laid to lawn with concrete and paved patio areas, with a pleasant westerly aspect. Outside cold water tap.

### Material Information

Title Number: GR99948

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Annual price £1,758 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (12 Mbps) Superfast (80 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin.

Note: The property benefits from a right of way across the neighbours garden.

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

### Selling Agent

Sawyers Estate Agents

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Stroud

Gloucestershire

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### Local Authority

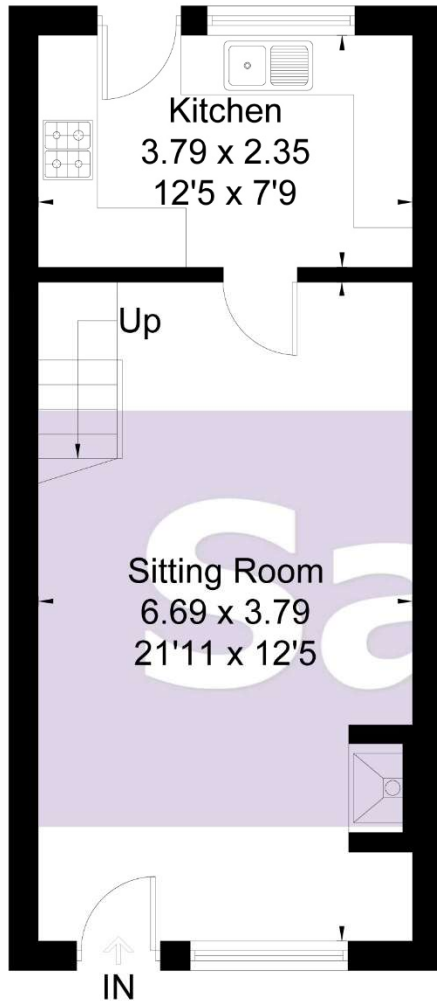
Stroud District Council - Band B

### Directions

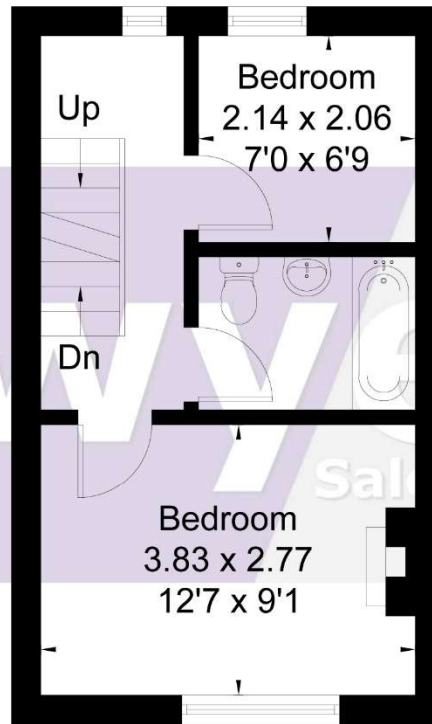
For SAT NAV use: GL5 4RP

From Stroud town centre head towards Stonehouse/M5 on the A419 Cainscross Road. At the large roundabout proceed straight across with Tricon House on your left hand side, follow the road round to your right to join Cashes Green Road. Passing over the railway bridge, and over the mini roundabout. At the next mini roundabout, turn left into Springfield Road. Follow the road up towards the end, where the property will be located on your left hand side, clearly identified by our `For Sale` board.

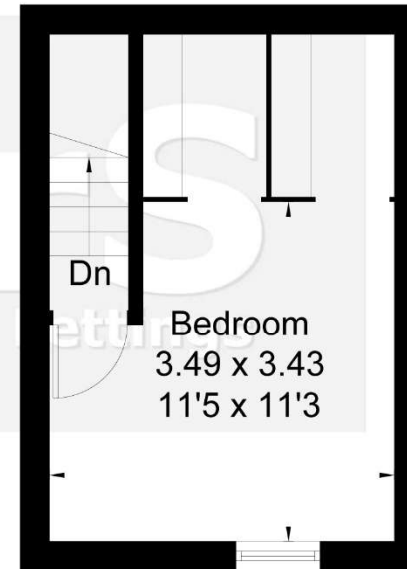
Approximate Floor Area = 78.6 sq m / 846 sq ft



Ground Floor



First Floor



Second Floor

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 Plus) <b>A</b>                          |  |                         | 83        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 55                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78639

**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.

