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Sales & Lettings

**3 Cotswold Road, Cashes Green, Stroud,
Gloucestershire, GL5 4NA
Price £255,000**

3 Cotswold Road, Cashes Green, Stroud, Gloucestershire, GL5 4NA

A well proportioned three bedroom semi-detached home in a popular Cashes Green location. Requiring complete refurbishment, it offers excellent scope for buyers to create their ideal home. Benefits include generous gardens, off road parking and no onward chain.

This well proportioned three bedroom semi-detached home offers an excellent opportunity for buyers seeking a property in this popular residential area of Cashes Green. Requiring complete refurbishment throughout, the property provides considerable scope for modernisation and allows new owners to put their own stamp on the home. Offered with no onward chain, the property also benefits from off road parking and generous gardens.

Accommodation

Arranged over two floors, the property provides well-proportioned accommodation with excellent potential for improvement. The ground floor is accessed via an entrance hall, leading into the dining area. A comfortable sitting room featuring smooth coving and a living flame gas fire with an exposed stone surround, creating a focal point.

The kitchen is fitted with a range of wall and base units with door and drawer fronts. The kitchen also includes a stainless steel twin bowl sink, electric hob with electric oven beneath and filter hood over, together with plumbing for a dishwasher and further appliance space.

A useful utility room provides additional practical space, with access to the rear garden. The room houses the wall mounted boiler and benefits from plumbing for a washing machine and further appliance space.

Upstairs, the landing provides access to three bedrooms and loft. The bathroom is fitted with a white suite, while a separate cloakroom/WC provides additional convenience.

Design and Features

The property requires complete refurbishment, providing an excellent opportunity for purchasers to modernise and improve the accommodation to their own requirements. The existing features include an exposed stone fireplace surround, gas fire and useful utility facilities, while the layout offers scope for creating a comfortable family home.

Gardens and Grounds

The property benefits from generous front and rear gardens. A gated pathway leads to the front door and continues around the side of the property, providing convenient access to the rear garden.

The front garden has a raised border featuring various rose bushes, together with an outside floodlight.

The generous rear garden is larger than average, being enclosed and mainly laid to lawn, providing excellent potential for landscaping. A timber garden shed provides useful additional storage.

Parking

The property benefits from a driveway to the front, providing valuable off-road parking.

Location and Lifestyle

The property offers a peaceful residential environment away from passing traffic. Its position makes it particularly appealing for those seeking a calm setting while remaining within easy reach of local amenities, transport links, and everyday conveniences.

Cashes Green is ideally positioned between Stroud and Stonehouse, offering access to modern amenities while retaining historical features such as the Stroudwater Canal and the Stroud District Council building. Within Cashes Green and nearby Cainscross, there are local shops, a Co-op store, a Post Office, popular primary schools, a public house, and a takeaway. The location provides convenient access to both Stroud and Stonehouse, which offer a wide range of shopping options, educational facilities including state, grammar, and private schools, and various recreational activities. Stroud's leisure centre, nearby golf courses, and a gliding club support an active lifestyle. Commuters benefit from railway stations in both towns, with direct services to London Paddington in approximately one hour and forty minutes.

Material Information

Title Number: GR75588
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (9 Mbps) Superfast (80 Mbps) Ultrafast (10000 Mbps)

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

Anti-Money Laundering (AML)

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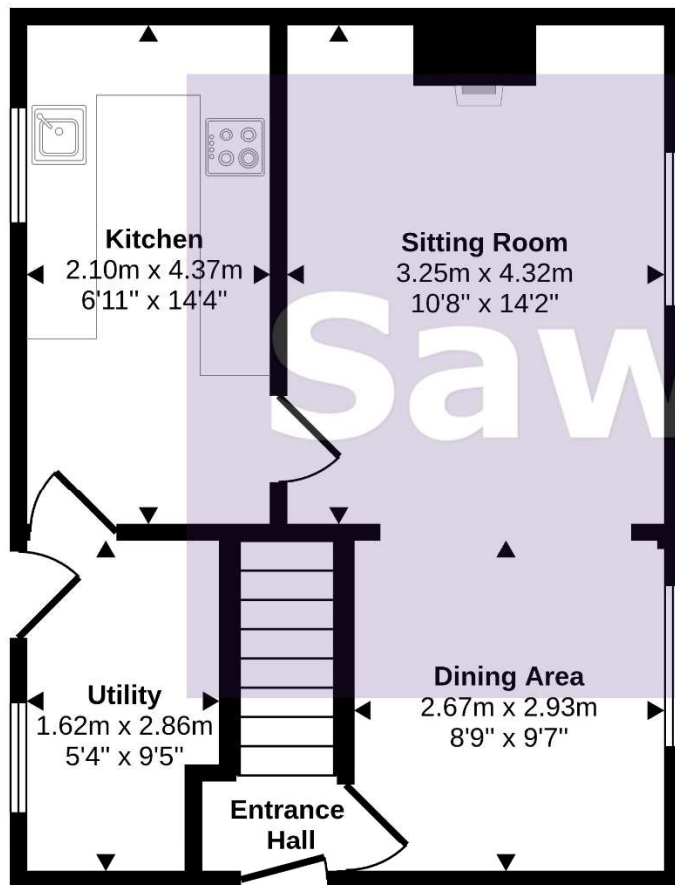
Selling Agent

Sawyers Estate Agents
01453 751647
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Directions

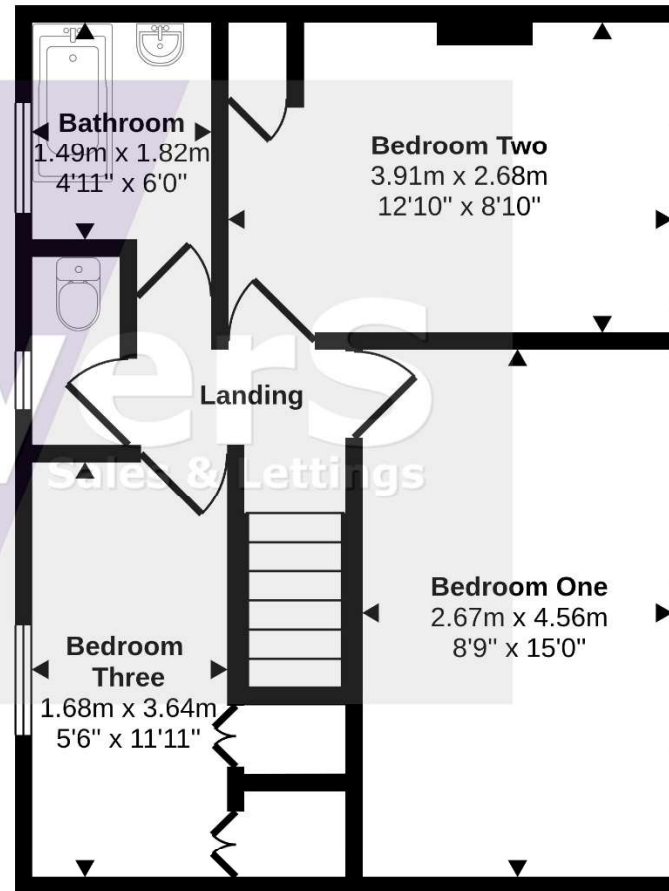
For SAT NAV use: GL5 4NA

Approx Gross Internal Area
81 sq m / 876 sq ft



Ground Floor

Approx 41 sq m / 436 sq ft



First Floor

Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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