



**SawyerS**  
Sales & Lettings

**2 Hillcrest, Springfield Road, Cashes Green,  
Stroud, Gloucestershire, GL5 4RP  
Price £287,500**

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

**A charming three-bedroom Victorian semi-detached home in Cashes Green, arranged over three floors with a bright sitting/dining room, modern kitchen, and enclosed rear garden. Features include off-road parking, double glazing, and gas central heating.**

*A charming and characterful Victorian home ideal for those seeking a blend of period features and modern comfort*

This generous three-bedroom semi-detached Victorian home is situated in one of the more popular locations within Cashes Green. Beautifully presented with a light and airy feel throughout, the property combines traditional charm with tasteful modern updates, creating a warm and inviting living environment.

### **Accommodation**

Arranged over three floors, the accommodation is both versatile and well-proportioned. The ground floor features a welcoming sitting/dining room, complete with a wood burner that adds character and comfort. A modern kitchen sits to the rear, thoughtfully designed with a window overlooking the garden, allowing for plenty of natural light.

The upper floors host three bedrooms and a contemporary bathroom, arranged across the first and second floors. The top-floor second bedroom benefits from useful eaves storage, enhancing practicality while maintaining a cosy atmosphere. Each room is well-presented, offering comfortable and flexible living space.

### **Design and Features**

The property showcases tasteful décor throughout, blending its Victorian charm with modern enhancements. Features include double glazing and gas central heating, ensuring comfort and efficiency all year round.

### **Gardens and Parking**

Externally, the property continues to impress. To the front, there is off-road parking for convenience. The rear garden is enclosed and mainly laid to lawn, providing a pleasant outdoor space for relaxation or family use. Additional benefits include an outside tap and space for a garden shed. There is also useful rear access via a right of way over the neighbouring property.

### **Location and Lifestyle**

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: GR99948  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: B  
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  
GL5 3DP  
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info@sawyersestateagents.co.uk

### **Anti-Money Laundering (AML)**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted. Stroud District Council - Band B

### **Directions**

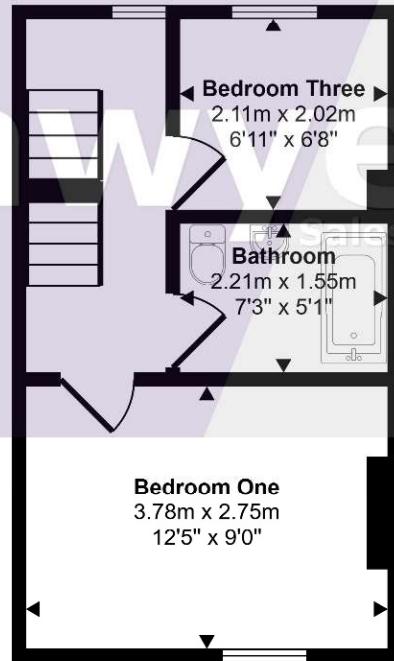
For SAT NAV use: GL5 4RP

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.

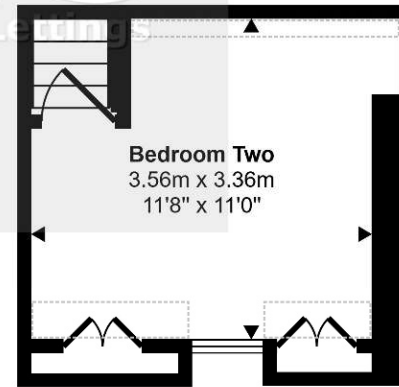
Approx Gross Internal Area  
73 sq m / 788 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 25 sq m / 267 sq ft



Second Floor  
Approx 14 sq m / 148 sq ft

Denotes head height below 1.5m

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 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			
England & Wales		EU Directive 2002/91/EC	

**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.

