Cotswold Road, Cashes Green GL5 4NH

£293,000

naylor powell

Cotswold Road, Cashes Green GL5 4NH

• Semi-detached house • Two double bedrooms and one generous single all with wardrobes and storage • Kitchen/family room ideal for socialising • Lobby with wall and base units creating an extra storage area • Shed, external storage and single garage • South West facing garden • Driveway parking for three vehicles • Freehold • Council tax band B (£1,971.15) • EPC rating C71

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall
uPVC double-glazed door to entrance hall and uPVC double-glazed window to front elevation. Access to living room, kitchen, understairs cupboard, cloakroom and stairs rising to the first floor. Radiator.

Living Room
uPVC double-glazed window to family room and uPVC double-glazed sliding doors to family room. Fireplace with electric fire. Radiator.

Kitchen/Family Room
uPVC double-glazed window to front elevation, three uPVC double-glazed windows to rear elevation, uPVC double-glazed door to garden and uPVC double-glazed door to lobby. Range of wall and base units with appliances to include sink with mixer tap and drainer, five ring gas hob and eye-level double oven. There is space for a fridge/freezer, washing machine and slimline dishwasher. Two radiators.

Cloakroom
uPVC double-glazed window to front elevation. Low-level WC and wash hand basin.

Lobby
uPVC double-glazed door to front, uPVC double-glazed door to kitchen and access to lean to. Wall and base units with space for further appliances.

Lean To
Wooden door to pathway leading to garden. Power.

Bedroom One
uPVC double-glazed window to rear elevation. Wardrobes, storage cupboards and dressing table. Radiator.

Bedroom Two
uPVC double-glazed window to front elevation. Wardrobes and storage cupboards. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Wardrobes and fitted desk with cupboards. Radiator.

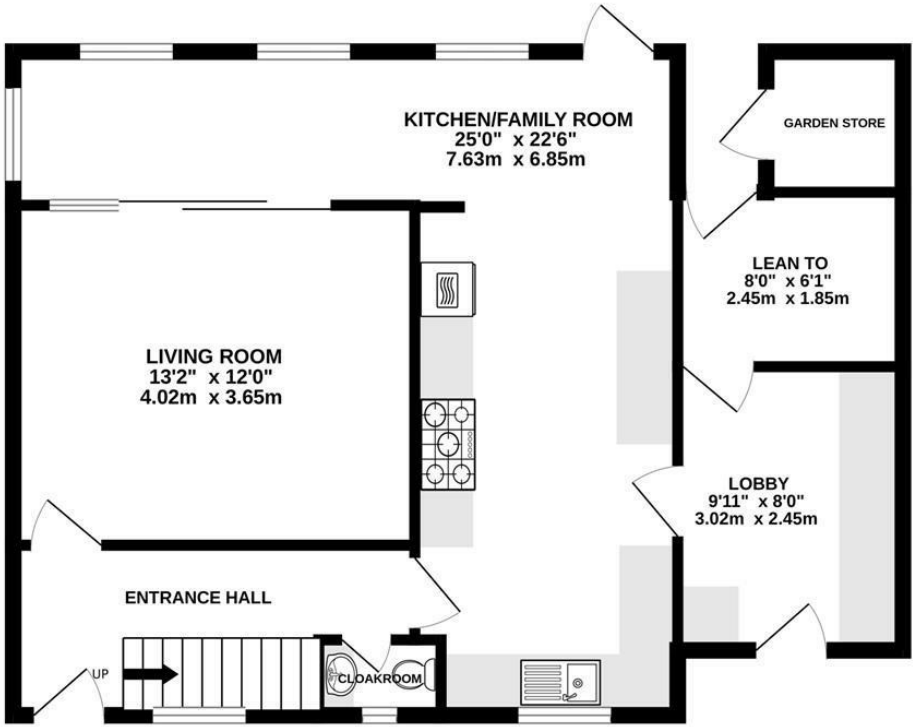
Bathroom
uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside
The property benefits from driveway parking for three vehicles. The South West facing garden is well presented and generous in size, it is mostly laid to lawn with a patio space and gravel space. There is also raised bed borders with a pond and a footpath to the rear shed. There is a further storage shed off the lean to and a single garage.

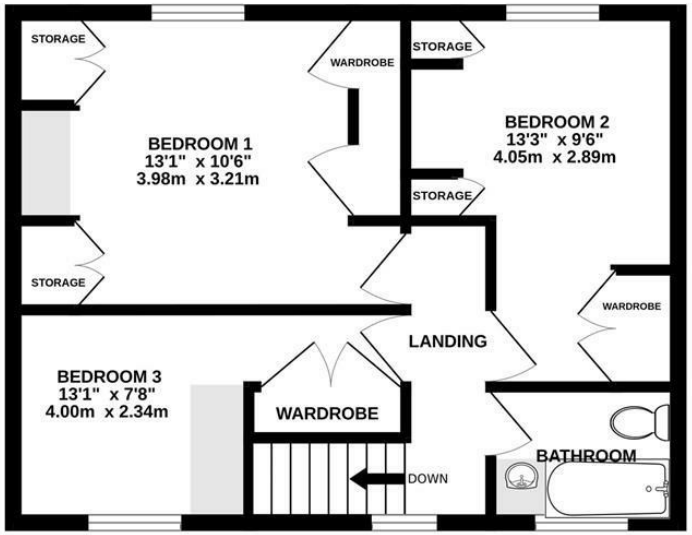
Location
The property is located in Cashes Green, there are local amenities such as the Co-Operative supermarket, coffee bars, and hairdressers. Foxmoor Primary School and Cashes Green Primary School is within walking distance. Other schools such as Archway Secondary School, Marling Grammar for boys and Stroud High for Girls can be found nearby. The property is situated within close proximity to Elm Road playing fields. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning twice weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

Material Information
Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,971.15 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 10 Mbps (basic), 80 Mbps (superfast) and 2,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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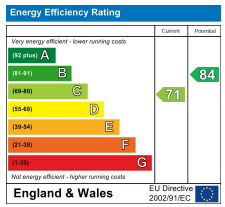
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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