



**Hawthorn Rise, Cashes Green GL5 4QR**

**£144,000**



## Hawthorn Rise, Cashes Green GL5 4QR

• First floor mainsonette • Double bedroom • Great first time buy or buy-to-let investment • Garden space located out towards the front of the property • One allocated parking space

**£144,000**

### Entrance Hall

uPVC double-glazed door to entrance hall. Stairs rising to first floor. Radiator.

### Living Room/Diner

uPVC double-glazed window to rear elevation. Radiator.

### Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with appliances to include washer/dryer, fridge/freezer, oven with four ring electric hob and stainless steel sink with mixer tap and drainer.

### Bedroom

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

### Bathroom

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

### Outside

The property benefits from one allocated parking space. The front garden is mostly laid to lawn with some greenery.

### 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 is within walking distance. Other schools such as Cashes Green Primary School, Archway Secondary School, Marling Grammar for boys and Stroud High for Girls can be found nearby. 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: Leasehold - 999 years from 15/02/1979 with 952 years remaining  
Ground rent: approximately £15 per annum.  
Management company: Maple 107.  
Council tax band: A.  
Local authority and rates: Stroud District Council - £1,517.75 (2025/26).  
Electricity supply: mains.



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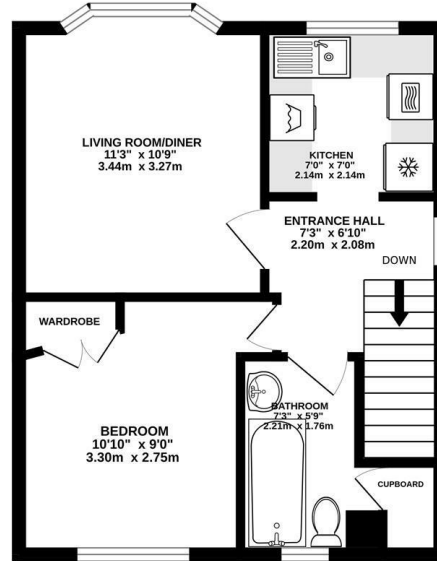
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ENTRANCE FLOOR  
462 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (39.9 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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