

Etheldene Road, Cashes Green GL5 4RS

£392,000

naylor powell

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• Semi-detached house located in the Cashes Green area of Stroud • Three double bedrooms and one generous single bedroom • Sizeable living room/diner and additional office space • Enclosed rear garden with large storage shed/workshop to include power and light • Garage space with the benefit of power and light • Driveway parking for several vehicles • Conveniently located close to local amenities • Freehold • Council tax band C (£2,252.73) • EPC rating C80

£392,000

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Entrance Hall
uPVC double-glazed door to entrance hall. Access to living room/diner, kitchen, cloakroom and stairs rising to the first floor. Radiator.

Living Room/Diner
uPVC double-glazed window to front elevation and uPVC double-glazed French doors to rear garden. Gas fireplace. Access to study. Radiator.

Kitchen
uPVC double-glazed window to rear elevation and uPVC double-glazed door to garden. Range of wall and base units with appliances to include Belfast sink and range style cooker with gas hob. Space for washing machine, fridge/freezer and dishwasher. Radiator.

Study
uPVC double-glazed window to side elevation.

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

Bedroom One
uPVC double-glazed window to rear elevation. Built-in wardrobes. Radiator.

Bedroom Two
uPVC double-glazed window to front elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Space over the stairs. Radiator.

Bedroom Four
uPVC double-glazed window to rear elevation. Radiator.

Bathroom
uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Solar Panels
The current vendors have installed a modern solar panel system. There is a high amount of battery storage at 15 KWA, the system prioritises storage over selling back to the grid, however they do receive payments from the grid. The system has it's own app for tablet and smart phones so you can keep up to date with how it is performing, The panes are monitored by the company that fitted them as well as the app, so they can see if a panel ever starts to produce less than it should and let the owner know. For further information please contact the sole agent.

Outside
The property has driveway parking for several vehicles, it also benefits from an additional seating area under a canopy. There is side access to the garden and further storage in the garage with power and light. The rear garden is fully enclosed and benefits from a large shed with power. There is an array of greenery and different areas for seating.

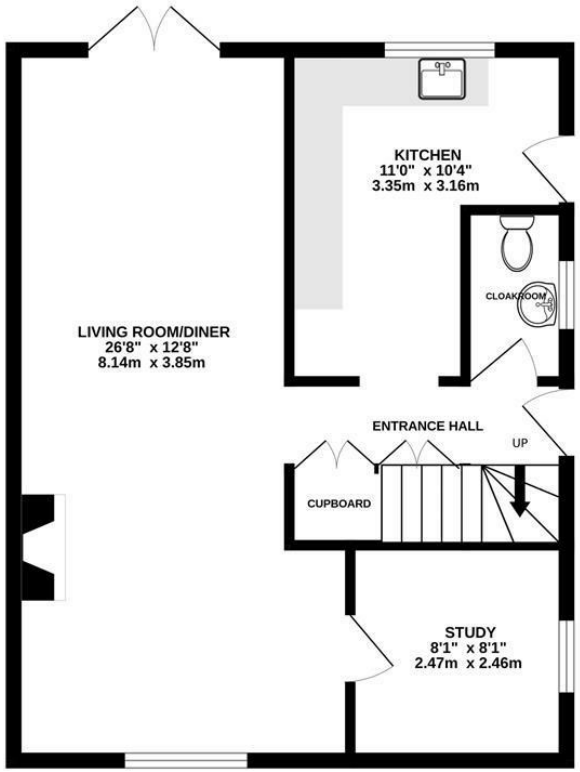
Location
The property is located in Cashes Green, there are local amenities such as the Co-Operative supermarket, coffee bars, and hairdressers. Foxmoor Primary School and Cashes Green Primary School is within walking distance. Other schools such as Archway Secondary School, Marling Grammar for boys 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: C.
Local authority and rates: Stroud District Council - £2,252.73 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 11 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

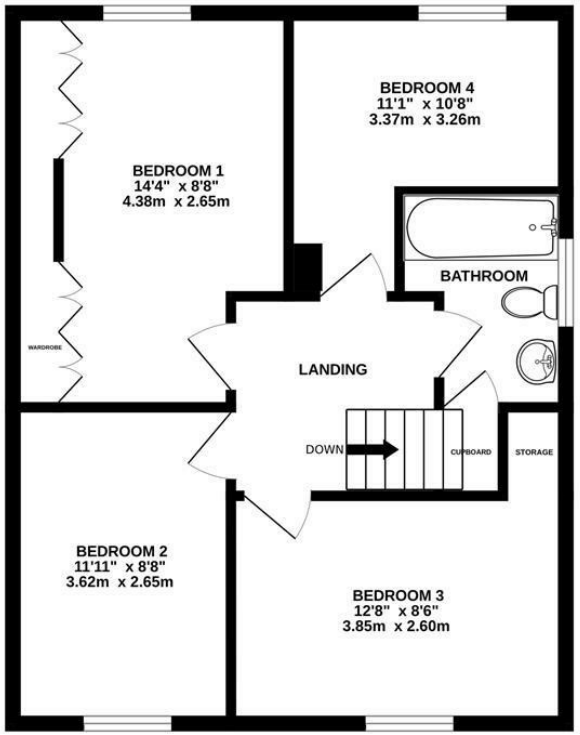




GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



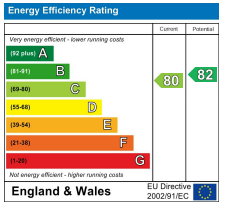
TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

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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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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