

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Bassetts

Cashes Green, Stroud, GL5 4SN

Asking Price £390,000



Council Tax: C



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Asking Price £390,000



## Amenities

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient too with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

## Hallway

Double glazed front door, staircase to the first floor, door to sitting room and door into downstairs WC.

## WC

Comprising a WC, corner wash basin, opaque double glazed window.

## Kitchen Breakfast/Dining Room

A selection of wall and base units with wood effect worktops over. Single bowl sink with shower tap, built-in electric oven, hob and extractor hood. Fridge freezer and additional freezer included, built-in dishwasher and washing machine both of which were put in February 25. Breakfast bar, door to conservatory and door into the sitting room.

## Sitting Room

A deep room which could also incorporate a dining table, currently with a study area to the patio door end. Double glazed window to the front, patio door to the rear, door to kitchen, two radiators.

## Conservatory

Double glazed windows and French doors looking over the garden with distant views beyond.

## First Floor

Airing cupboard, access to loft, doors to all bedrooms and bathroom.

## Master Bedroom

Double glazed window to the front, radiator, fitted wall to wall of wardrobes, door to ensuite shower room.

## Ensuite

Comprising of a spa bath, shower over bath, wash basin with storage beneath and an encoded cistern WC, recessed lighting.

## Bedroom 2

Double glazed window to the garden, door to ensuite, feature curved wall, wardrobe to stay.

## Ensuite

Comprising a WC, shower with Mira shower, heated towel rail.

## Bedroom 3

Double glazed window to the rear, radiator, wall to wall fitted wardrobes with built in desk.

## Bedroom 4

Double glazed window to the front, high-level shelf with hanging rail.

## Shower Room

Comprising corner shower cubicle, wash basin with vanity storage, encased cistern WC, opaque double glazed window, recessed lights, chrome heated towel rail.

## Outside

Tel: 01453 764912

## Front Garden

An open plan front garden with infant box hedge, Pathway, shrubs to include lavender and wild garlic. To the side by the front door is a useful storage shed with power and light.

## Rear Garden

Adjacent to the rear of the property is a decked area with some storage beneath. An outside tap can be found with a piece of artificial grass by the patio door. Steps lead down to a pathway between grass areas with small corner patio, peach, cheery and olive trees and access to the gate. A gate leads through to a sectioned off area of garden with concrete hardstanding and cable for the provision of electric gates. This area currently provides additional off-road parking and is accessed to via hung gates. A pathway connects from the rear garden to the front garden.

## Driveway & Garage

As you step out from the garden through the wooden gate, you will see three garages to your left. The middle garage is the garage with this property with additional parking in front.

## Tenure

Freehold

## Council Tax Band C

## 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 will be charged for each individual AML check conducted'

## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## British Property Awards

We are delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.



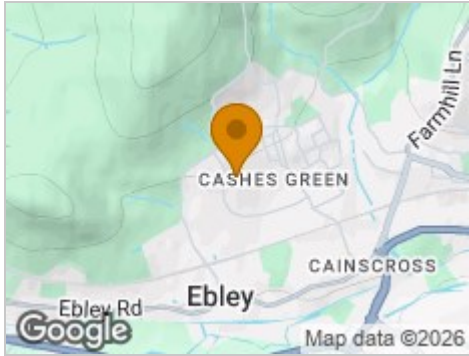
Road Map



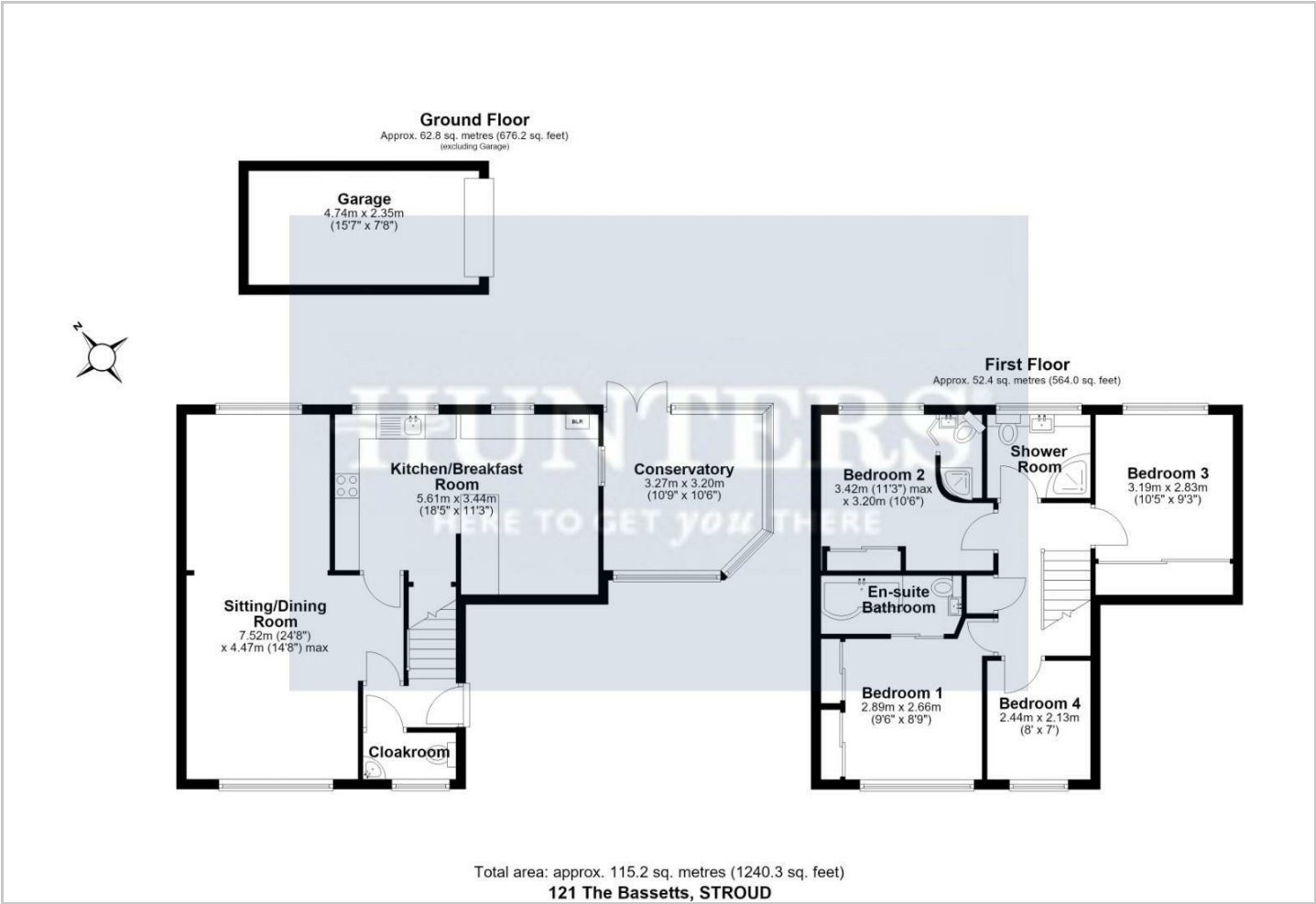
Hybrid Map



Terrain Map



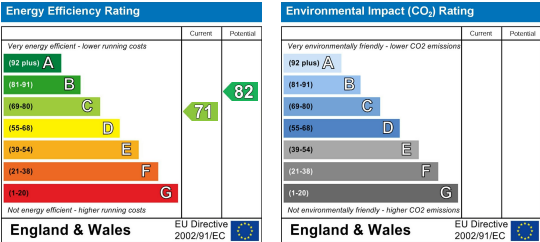
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.