



**HUNTERS**<sup>®</sup>  
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Park View Drive, Cashes Green, Stroud | Asking Price £329,950  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

**Offered with no onward chain, Hunters Estate Agents are pleased to present this recently renovated three-bedroom semi-detached home, ideally situated in a quiet cul-de-sac. The property has been thoughtfully updated by the current owners and offers well-proportioned accommodation throughout. The ground floor comprises an entrance hall, a modern kitchen/breakfast room, a comfortable sitting room, a separate dining room, and a convenient cloakroom. Upstairs, the first floor features three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, complete with a large shed with power, as well as driveway parking to the front for two vehicles. Additional features include distant views, UPVC double glazing, and gas central heating.**

#### SITUATION

Cashes Green is a few miles from the centre of Stroud with its award-winning farmers market, fantastic indoor food hall and range of national and independent shops. Cainscross is located a short walk or drive away and here there is a local Co-op supermarket and Post Office. There is also a full range of supermarkets all within a short drive. Schooling is very convenient in Cashes Green too with Foxmoor Primary School less than a 5-minute walk from the property, with two more successful primary schools within a 10-minute walk. Archway School, and the grammar schools, Marling and Stroud High School, are also easily accessible by foot and are well renowned. Stroud is convenient for all types of travel, Jct 13 of the M5 is less than 5 miles from the property, and the direct train journey to London from Stroud station is less than 90 minutes. Cashes Green itself has a good bus service for travelling locally and to Stroud, or further afield via Stroud to Gloucester and Cheltenham. Stroud has a thriving leisure centre and various options for outdoor activities, especially walking. Cashes Green is close to Standish Woods and Haresfield Beacon, and the Cotswold Way is only a 15-minute walk from the property, which has outstanding views of the beautiful surrounding countryside.

#### ENTRANCE HALL

UPVC double glazed entrance doors and stairs to first floor.

#### DINING ROOM

15'5" x 10'11"

UPVC double glazed window to front and a radiator.

#### SITTING ROOM

21'3" x 13'9"

UPVC double glazed windows & french doors to rear garden, two radiators and electric fire.

#### KITCHEN/BREAKFAST ROOM

13'9" x 7'0"

Range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven & electric hob, space for washing machine &

fridge/freezer, space for small table & chairs, under stairs storage cupboard with space for a tumble dryer. UPVC double glazed windows to front & side.

#### CLOAKROOM

Low level WC, vanity sink with mixer tap, radiator and extractor fan.

#### FIRST FLOOR LANDING

Cupboard containing combination boiler.

#### BEDROOM ONE

11'10" x 10'11"

UPVC double glazed window to front with views and a radiator.

#### BEDROOM TWO

11'1" x 10'11"

UPVC double glazed window to rear, radiator, storage cupboard and access to carpeted loft space.

#### BEDROOM THREE

9'10" x 6'11"

UPVC double glazed window to side and a radiator.

#### BATHROOM

Low level WC, vanity sink with mixer tap, panelled bath, shower off mains, shower glass, heated towel rail, extractor fan, splashback tiling and a UPVC double glazed & frosted window to side.

#### CARPETED LOFT SPACE

Accessed via pulldown ladder in Bedroom two. The carpeted loft space has power, lighting, two skylights, radiator and fitted desk.

#### EXTERIOR

The garden is mainly laid to patio & lawn. Further benefits include side access to front, fence/brick borders, outside power, outside lighting, outside tap and a large shed with power.

There is additional lighting & outside power at the front.

#### DRIVEWAY PARKING

Parking at the front for two vehicles.

#### COUNCIL TAX BAND

The council tax band is C.

#### TENURE

Freehold

#### AML CHECKS

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

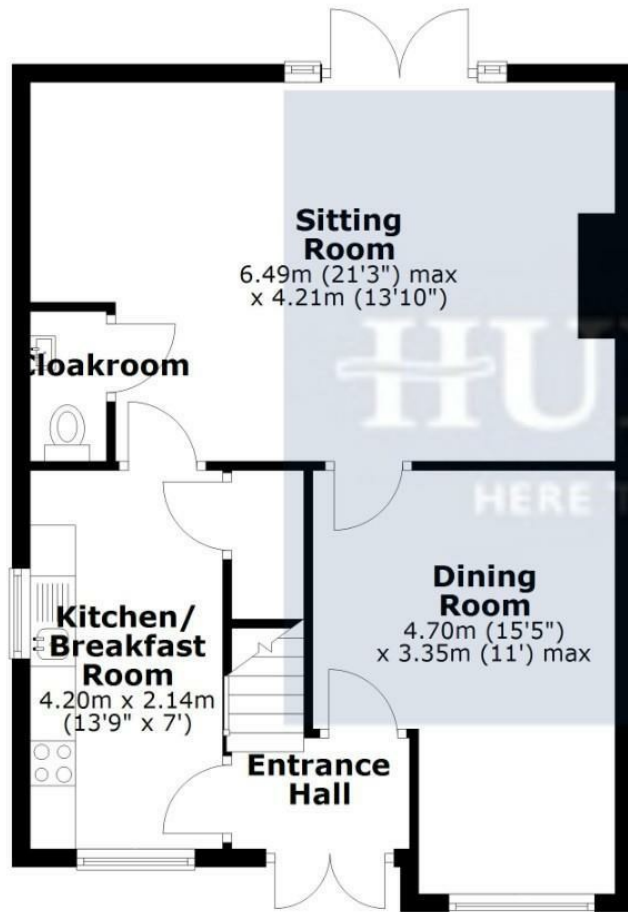
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We're 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.

## Ground Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

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.

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