

# HUNTERS<sup>®</sup>

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## The Bridle

Cashes Green, Stroud, GL5 4SQ

Asking Price £345,000



Council Tax: C





# 68 The Bridle

Stroud, GL5 4SQ

Asking Price £345,000



## Description

A well presented 3 bedroom semi-detached house, positioned in a quiet cul-de-sac in the popular and sought after Stroud suburb of Cashes Green. Offered to the market for the first time in 35 years, this ideal family home offers more than meets the eye initially, with a generous wrap around garden and views towards Selsley, plot providing purchasers with the ability to extend subject to the usual consents being granted. Arranged over two floors, the layout briefly comprises: Entrance hall, useful downstairs cloakroom, living room, dining room with sliding patio doors leading to a patio area, kitchen with access to a side entrance via a lean-to utility. To the first floor 3 bedrooms (Two doubles) with the master benefiting from fitted Sharpes wardrobes and the second bedroom providing far-reaching views. Also a bathroom with a white suite. Externally, this family home is equipped with a single garage, with an off-road parking space in front. The property is within close proximity to a range of amenities, a various primary and secondary schools and access to nearby leisure areas such as Victory Park, Randwick Woods with access onto the Cotswold Way and the picturesque Stroudwater canal. Offering connectivity with access to the M5, Stroud train station and bus routes available within Cashes Green itself.

## Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office. Stroud is served by 3 major supermarkets - Waitrose, Sainsburys & Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College

and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away

## Hunters Stroud 4 x Gold Award Winners

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Entrance Hall

UPVC front door, radiator, door to WC and door to sitting room.

## WC

Comprising a WC, corner pedestal basin, opaque double glazed window, radiator.

## Sitting Room

Large double glazed window, radiator, door to dining room and hallway.

## Dining Room

Radiator, coving, large patio door and wonderful views. Door to kitchen and door to the sitting room.

## Kitchen

A selection of shaker style cream coloured wall and base units with worktops over. Wall mounted gas fire

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boiler, 1 1/2 bowl stainless steel sink unit, built-in electric oven with induction hob over,, extractor hood, space and plumbing for a dishwasher, space for refrigerator, double glazed window with views, radiator. Door to side utility.

#### Utility/Lean-To

A flexible area with 2 x UPVC Doors, door to kitchen.

#### First Floor Landing

Access to an insulated loft, linen cupboard and double glazed window. Doors leading to...

#### Bedroom 1

Double glazed to window, radiator, sharps fitted wardrobes with hanging and shelving space.

#### Bedroom 2

Radiator, double glazed window with wonderful views.

#### Bedroom 3

Double glazed window, radiator.

#### Bathroom

With a suite comprising of a panelled bath with electric shower over, WC, pedestal basin, chrome heated towel rail. Opaque double glazed window, majority tiled walling.

#### Outside

#### Gardens

Located to the front is an area of grass with pathway between leading to the front door and canopy porch. Wall mounted light, grass extends to the right hand side to meet a patio where you can sit and enjoy the view towards Selsley. To the rear, a concrete paved seating area, a further grass area and a pathway with steps to meet the rear gate and shed. Outside light and cold water tap.

#### Garage & Parking

There is a single garage with parking in front for one car.

#### Council tax Band

Band C

#### Tenure

Freehold

#### 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.





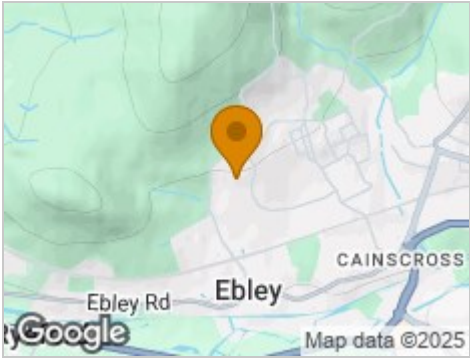
Road Map



Hybrid Map



Terrain Map



Floor Plan

68, The Bridle, Stroud, GL5 4SQ, GB

Dining Room  
3.19m x 2.84m  
(10' 6" x 9' 4")

Kitchen  
3.30m x 2.45m  
(10' 10" x 8' 0")

Living Room  
4.16m x 3.57m  
(13' 8" x 11' 9")

W.C.

Hall

Utility Room To  
4.50m x 1.30m  
(14' 11" x 4' 7")

Ground Floor  
Floor area 48.5 sq.m. (522 sq.ft.)

Bedroom 2  
3.25m x 3.14m  
(10' 8" x 10' 4")

Bedroom 1  
3.42m x 3.22m  
(11' 3" x 10' 7")

Bedroom 3  
2.51m x 2.10m  
(8' 3" x 6' 11")

Bathroom  
2.09m x 1.67m  
(6' 10" x 5' 5")

First Floor  
Floor area 40.7 sq.m. (439 sq.ft.)

Garage  
4.88m x 2.45m  
(16' 0" x 8' 0")

Garage  
Floor area 12.0 sq.m.  
(129 sq.ft.)

Total floor area: 101.2 sq.m. (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

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.

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