

HUNTERS®

HERE TO GET *you* THERE



Cashes Green Road

Stroud, GL5 4JD

Asking Price £190,000



3 Ashway Court Cashes Green Road

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GOLD AWARD WINNERS FOR HUNTERS STROUD

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So 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 for a free valuation.

SITUATION

Cashes Green Road leads directly from the Cainscross area and is within easy proximity of the local Co-op Supermarket, Post Office and a number of other local shops. Schooling is convenient with nearby primary schools, the Archway Secondary School as well as Marling Grammar for Boys and Stroud High for Girls also in the local community. 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 Sainsburys Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

COMMUNAL ENTRANCE HALL

Stairs to other flats and entrance door into flat.

ENTRANCE HALLWAY

Electric storage heater and entry phone system.

KITCHEN/DINING/LIVING ROOM

KITCHEN AREA

11'7" x 4'8" (3.55 x 1.44)

Good range of wall, floor & draw kitchen units, under cupboard lighting, roll-top work surfaces, drainer and stainless steel sink with mixer tap, built-in oven, hob, fridge & freezer, space for washing machine, extractor fan, splash back tiling and vinyl flooring.

LIVING/DINING AREA

15'11" x 11'5" (4.87 x 3.5)

Sash windows to front & side, 2 x electric storage heaters, storage cupboard, TV point and phone point.

BEDROOM ONE

13'11" x 13'7" (4.25 x 4.15)

Sash windows to front & side, electric storage heaters, TV point and built-in wardrobes

BEDROOM TWO

9'9" x 6'4" (2.99 x 1.95)

Sash window to front and electric storage heater.

BATHROOM

6'11" x 6'4" (2.12 x 1.95)

Low level WC, pedestal wash hand basin,

Tel: 01453 764912

panelled bath, shower of mains, shower glass, splash back tiling, tiled floor, extractor fan and shaver point.

EXTERIOR

COMMUNAL GARDENS

Mainly laid to lawn with fence borders & bedding areas. There is an additional bin store area.

PARKING

There is parking for one vehicle. There are also two visitor parking bays.

COUNCIL TAX

The council tax band is B.

TENURE

The property is leasehold. The lease is a 999 year lease from 2002 (waiting for confirmation from owner)

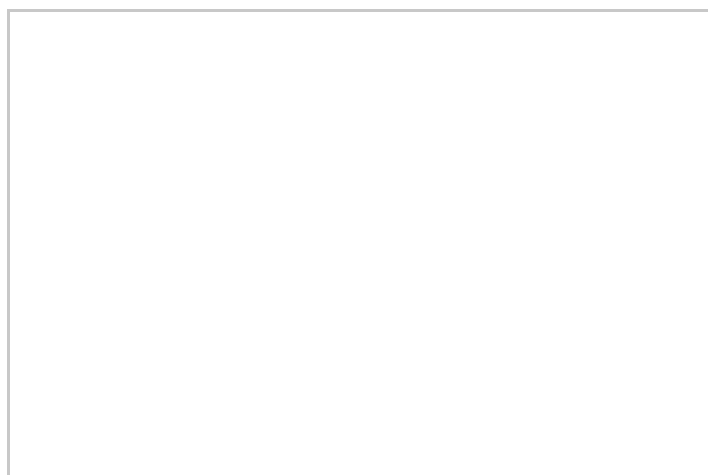
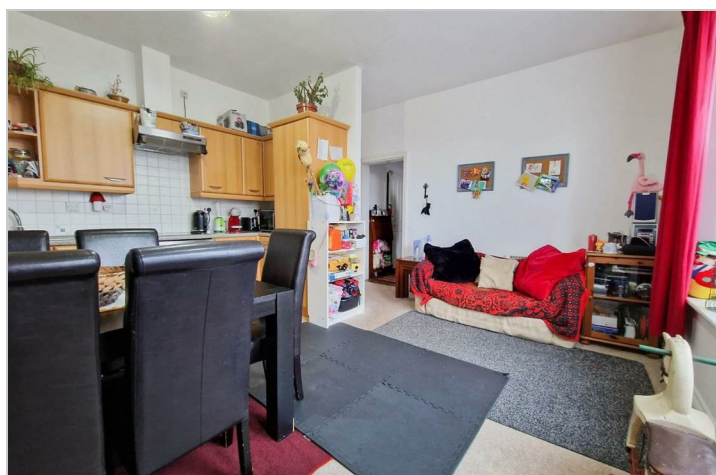
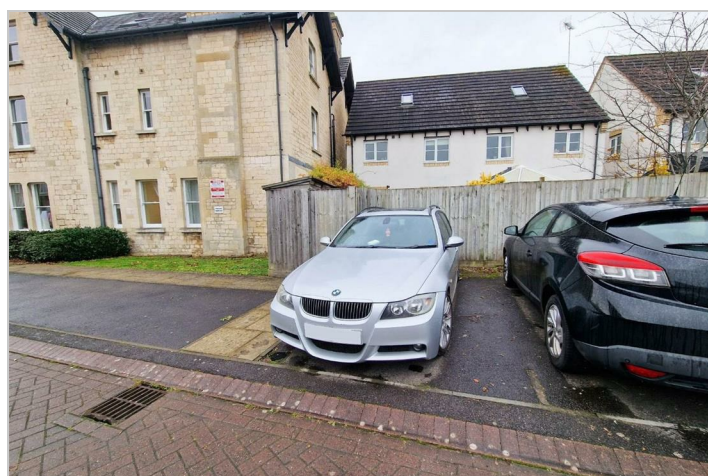
MANAGEMENT DETAILS

The management charges are approx. £80 per

month. This covers the maintenance & running costs of the communal area & gardens, window cleaning and building insurance..

SOCIAL MEDIA

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



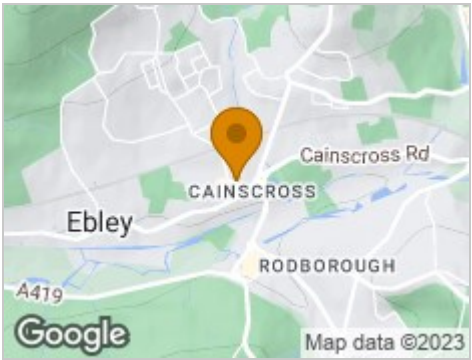
Road Map



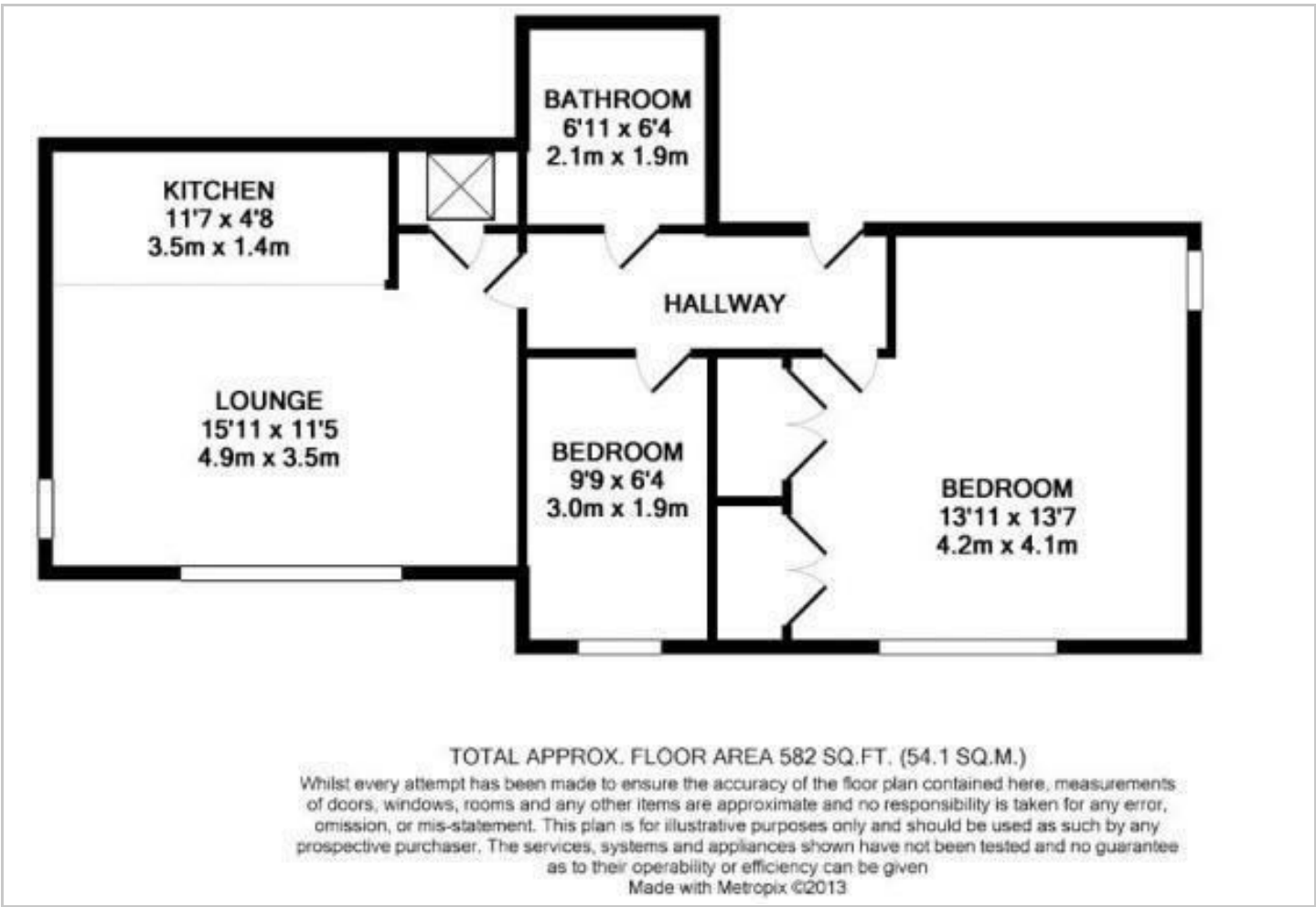
Hybrid Map



Terrain Map



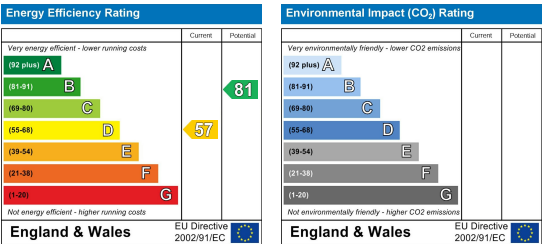
Floor Plan



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.