



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Hawthorn Rise, Stroud | £350,000  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.

**Hunters Estate Agents are delighted to offer this extended three bedroom family home located in the ever popular "Hawthorn Rise" in Stroud. The property comprise of an porch, living room, dining room, kitchen/breakfast room and conservatory to the ground floor. The first floor has three bedrooms and the family bathroom. Further benefits include off-street parking, integral garage, front & rear gardens, double glazing and gas central heating.**

#### SITUATION

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 to 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.

#### PORCH

UPVC double glazed & frosted window & entrance door to front. Door into...

#### LIVING ROOM

21'3" x 10'4"  
UPVC double glazed window to front, radiator, TV point, ceiling coving and a gas stove.

#### DINING ROOM

9'0" x 10'6"  
Aluminium framed double glazed sliding door to rear, radiator, ceiling coving and phone point.

#### CONSERVATORY

7'10" x 9'5"  
Aluminium framed windows & sliding door with blinds and tiled flooring.

#### KITCHEN/BREAKFAST ROOM

16'10" x 8'9"  
Good range of wall, floor & draw kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, space

for cooker, washing machine, fridge & freezer, splashback tiling, vinyl flooring, wall-mounted Vaillant boiler, ceiling coving, UPVC double glazed window to side, UPVC double glazed window & door to rear and space for table & chairs.

#### FIRST FLOOR LANDING

UPVC double glazed window to side, radiator and access to loft space which is insulated.

#### INNER HALL

Stairs to stairs floor with under stairs cupboard.

#### BEDROOM ONE

11'3" x 10'3"  
UPVC double glazed window to front, radiator and ceiling coving

#### BEDROOM TWO

9'8" x 10'5"  
UPVC double glazed window to rear, radiator and ceiling coving.

#### BEDROOM THREE

7'8" x 8'9"  
UPVC double glazed window to front and a radiator.

#### BATHROOM

8'9" x 7'0"  
Low level WC, pedestal wash basin, panelled bath, shower cubicle, shower off mains, splashback tiling, radiator, extractor fan and a UPVC double glazed & frosted window to rear.

#### EXTERIOR

The rear garden is mainly laid to patio & lawn. Further benefits include bedding areas with planting, fence/brick borders, gated side access, washing line, shed, outside tap and outside lighting

The front garden lawned, has a patio area and a storm porch.

#### OFF-STREET PARKING

Parking in front of the garage for one vehicle.

#### INTEGRAL GARAGE

14'0" x 8'9"  
Up & over door, power and lighting.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### SOCIAL MEDIA

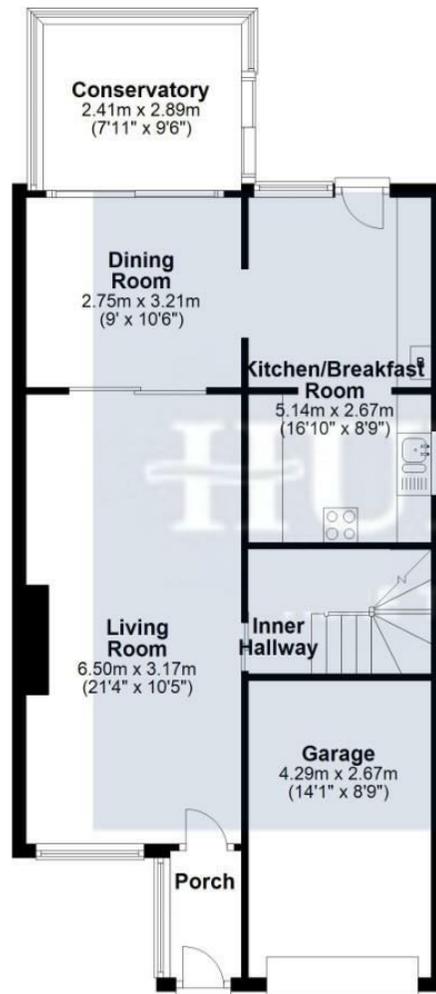
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. 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](mailto:stroud@hunters.com) for a free valuation.

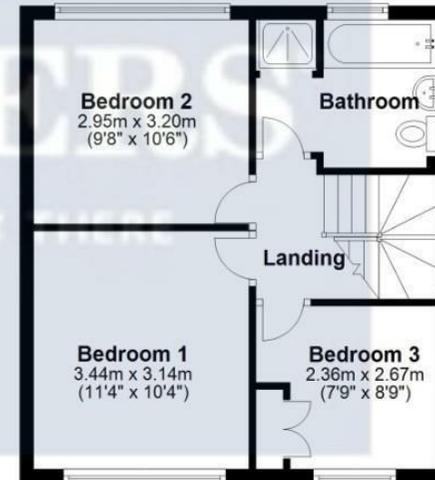
## Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

**9 Hawthorn Rise, STROUD**

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE