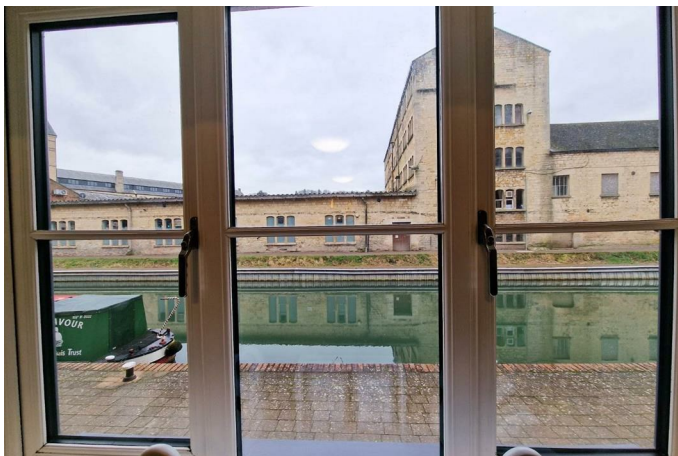




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## Energy efficiency rating for this property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	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.

**\*\* INVESTORS ONLY \*\*** Hunters Estate Agents are delighted to be offering this ground floor two bedroom apartment situated in the sought after Ebley Wharf development. The property has views out to the canal. The property comprises of an entrance hall, two double bedrooms, en-suite & bathroom and a kitchen/dining/sitting room. Externally, there is 1 allocated parking space.

#### GOLD WINNERS AT BRITISH PROPERTY AWARDS

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](mailto:stroud@hunters.com) for a free valuation.

#### SITUATION

This property is located in a well respected and preserved residential area. Amenities at The Wharf include a coffee/wine bar, salon, barbers, children play area & gym. These are all gathered around the canal path & lock which is a level walk to Stroud. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. A canal side cycle route into town is also a highly appreciated facility while there is also relative easy access to a range of supermarkets as well as the M5.

#### INVESTORS ONLY

The property is being sold to investors only with a sitting tenant. The tenant is currently paying £950

#### COMMUNAL ENTRANCE

Post box and stairs to other floors.

#### HALLWAY

Entry phone system, radiator and phone point.

#### KITCHEN/SITTING/DINING ROOM

18'9" x 13'0"

Good range of wall, floor & draw kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, built-in oven, gas hob, fridge/freezer, dishwasher & washing machine, extractor fan, UPVC double glazed window overlooking the canal, radiator, TV point, phone point, storage cupboard and a further storage cupboard housing combination boiler.

#### BEDROOM ONE

12'10" x 11'8"

UPVC double glazed window overlooking the canal and a radiator.

#### EN-SUITE

Low level WC, pedestal wash hand basin, shower cubicle, splash back tiling, vinyl flooring, extractor fan and a radiator.

#### BEDROOM TWO

11'5" x 9'7"

UPVC double glazed window overlooking the canal and a radiator.

#### BATHROOM

Low level WC, pedestal wash hand basin,

paneled bath with shower hose, radiator and splash back tiling.

#### ALLOCATED PARKING

One allocated parking space.

#### TENURE

The property is leasehold. The lease is a 125 year lease from 2013.

#### MANAGEMENT COMPANY

The management company is Remus Management LTD and the charges are approx. £1600. This can be paid quarterly, half yearly or annually. This covers maintenance, cleaning & lighting in the communal areas, building insurance and fire system maintenance.

There is a separate ground rent of £250 per annum,

#### COUNCIL TAX BAND

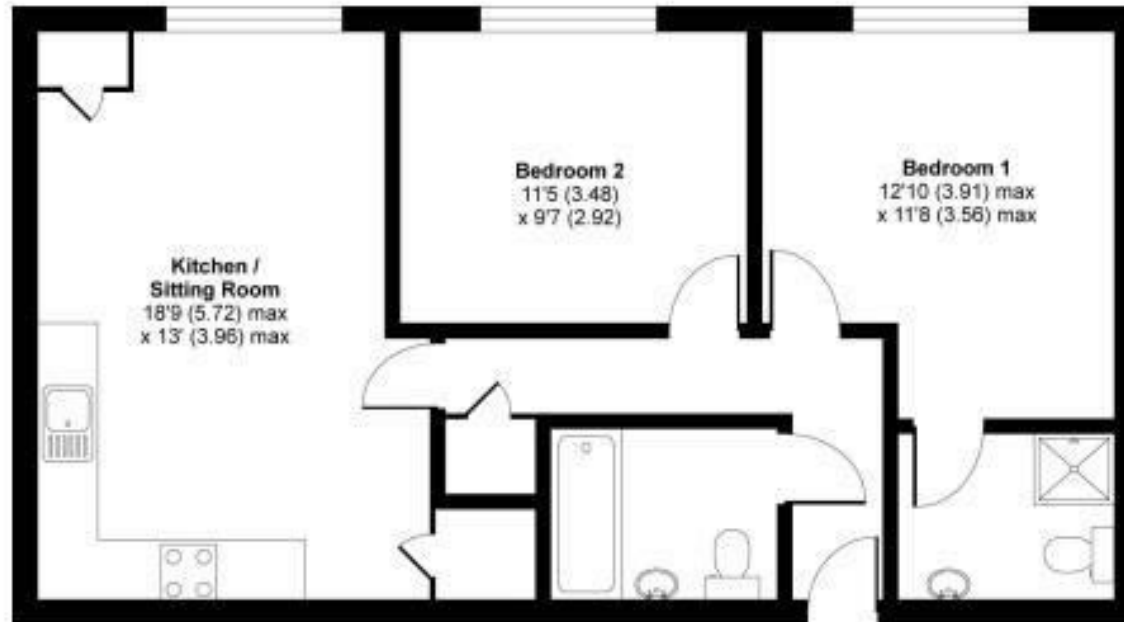
The council tax band is B.

#### 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.

## Greenaways, Ebley, Stroud, GL5

APPROX. GROSS INTERNAL FLOOR AREA 671 SQ FT 62.3 SQ METRES



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)

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