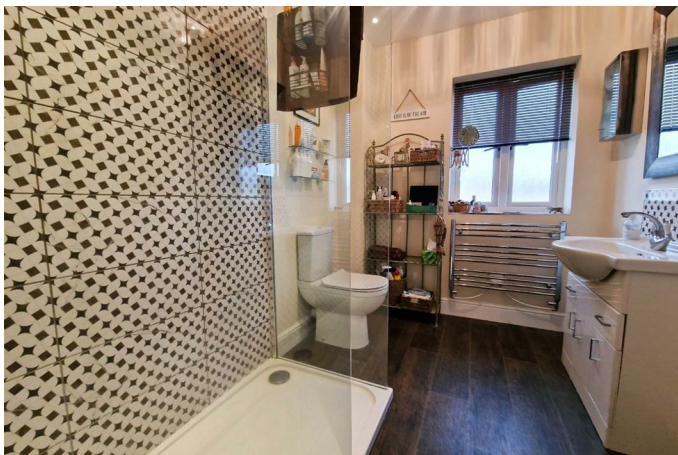




HUNTERS[®]

HERE TO GET *you* THERE

Greenaways, Ebley, Stroud | Offers Over £367,500
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		89 B
69-80	C	77 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.



Hunters Estate Agents are delighted to offer this three/four bedroom modern townhouse located in the very popular Ebley wharf area. This stunning property is beautifully presented with newly fitted bathrooms, and is laid out over three floors. The ground floor comprises of an entrance hall, cloakroom, kitchen/breakfast room and living/dining room. The first floor has two double bedrooms and the family bathroom. The top floor has the main bedroom, potential fourth bedroom/study & en-suite. Further benefits include off-street parking, enclosed garden, UPVC double glazing and central heating.

SITUATION

This property is located in a well respected and preserved residential area, with stunning views to both Selsley and Rodborough commons. 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 with easy access to a range of supermarkets, as well as the M5.

OWNERS COMMENT

Greenaways is a fantastic place to live, so much so, that we have lived here twice! There are beautiful views and buildings, the canal and footpath with fabulous wildlife, Kitsch, the amazing cafe and wine bar, and the hairdressers. The supermarkets are nearby and the neighbours are friendly. It's surprisingly quiet too, if you want that, and parking is easy. The house is warm, spacious, and easy to maintain. Many of the owners have been here since the houses were built!

ENTRANCE HALL

UPVC double glazed entrance door, tiled flooring, radiator, phone point and stairs to first floor.

CLOAKROOM

Low level WC, corner sink, tiled floor, splash back tiling, radiator and a UPVC double glazed & frosted window to front.

KITCHEN/BREAKFAST ROOM

11'0" x 8'2"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, stainless steel drainer sink with mixer tap, built-in oven, gas hob, slimline dishwasher & washing machine, space for fridge/freezer, tiled floor, cupboard containing combination boiler, radiator, UPVC double glazed window to front and space for table & chairs.

LIVING/DINING ROOM

15'6" x 13'11"

UPVC double glazed window & French doors to rear, radiator, phone point and under stairs storage.

FIRST FLOOR LANDING

Stairs to top floor and storage cupboard.

BEDROOM TWO

15'6" x 8'8"

UPVC double glazed windows to rear and a radiator.

BEDROOM THREE

15'6" x 9'3"

UPVC double glazed window to front and a radiator.

BATHROOM

8'0" x 6'5"

Maximum dimensions overall. Low level WC, vanity sink with mixer tap, panelled bath, shower off mains, glass shower screen, heated towel rail, splash-back tiling and an extractor fan.

TOP FLOOR LANDING

BEDROOM ONE

16'3" x 15'6"

UPVC double glazed windows to front, radiator and access to loft space.

BEDROOM FOUR/STUDY

9'2" x 8'9"

Maximum dimensions overall. UPVC double glazed window to rear and a radiator.

EN-SUITE

8'9" x 6'7"

Low level WC, vanity sink with mixer tap, walk-in shower, shower off mains, splash back tiling, heated towel rail, extractor fan and a UPVC double glazed & frosted window to rear.

EXTERIOR

The rear garden is mainly laid to patio & artificial grass. Further benefits include fence borders and gated rear access.

OFF-STREET PARKING

One allocated parking space to the rear of the property.

TENURE

Freehold. There are managements fee which is approx. £240 per annum.

COUNCIL TAX BAND

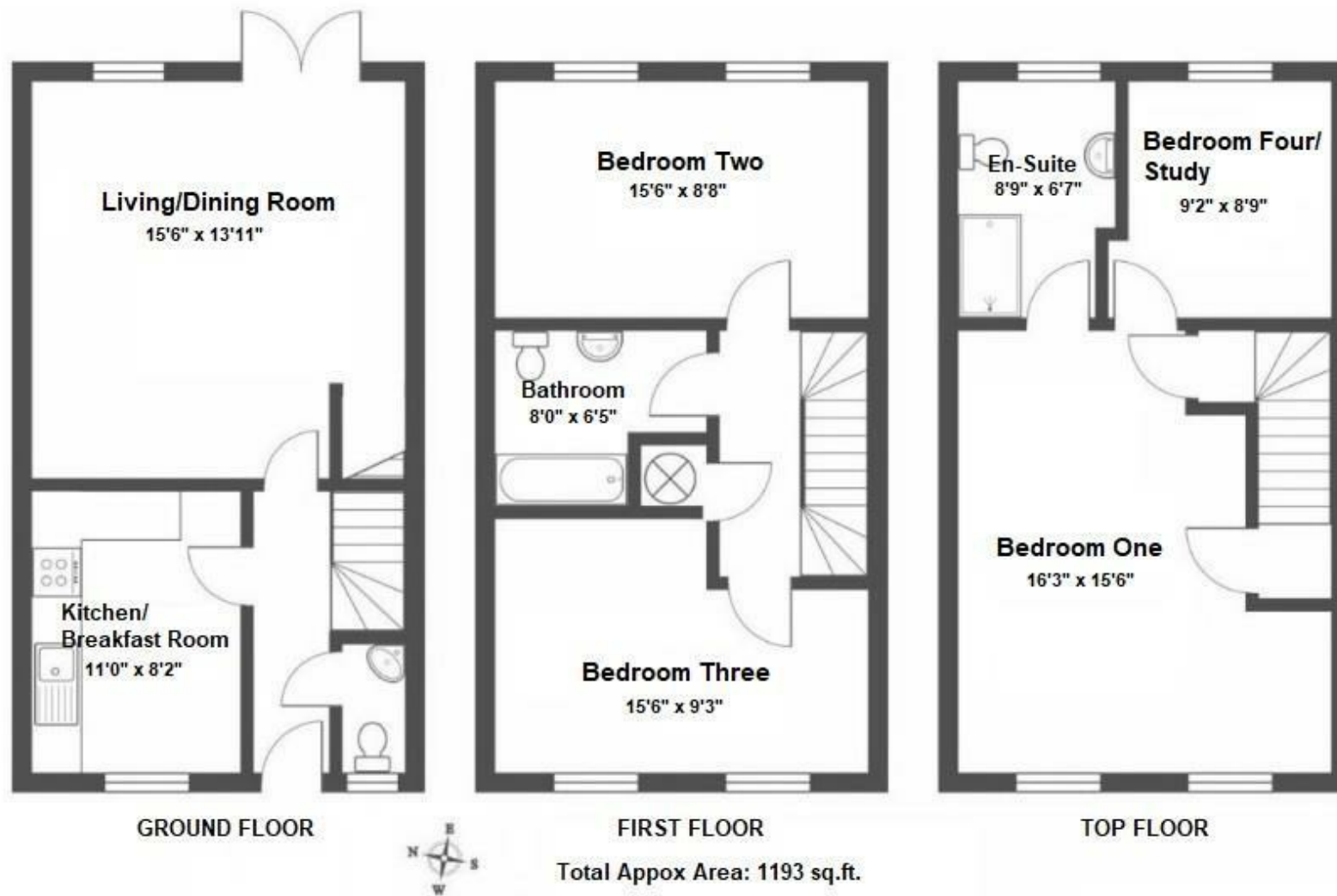
The council tax band is C.

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 THE 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 for a free valuation.



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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