



School Terrace, Chapel Lane, Ebley, Stroud, GL5

£330,000

2 1 2 D

Hunters are pleased to offer this 2 double bedroom, 3 story house, which is nicely set back behind a tall fence and garden. The property benefits from driveway parking for two cars and a garden with a sunny westerly aspect. Internally the property comprises, to the ground floor: A dining conservatory, leading to a useful utility/store, the hallway leads through to a sitting room with wood burning stove, and to the opposite side a kitchen. To the first floor the master bedroom can be found which is a double, dressing room alongside, and a good size bathroom with white suite. To the top floor a second bedroom can be found which is also a double. Viewings by appointment only.



Amenities

Ebley is located in a well respected and preserved residential area where nearby there are a range of cafés, salons and a well stocked local shop. 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 Junction 13 - M5.

Directions

Chapel Lane can be found off of the Westward Road just past the roman glass store. If coming from Stroud, turn right into Chapel Lane and fork left continue past Huntingdon close where the property can be found along on the right set behind a fence.

Dining Conservatory 16'2" x 7'2" max

Double glazed French doors to the garden, wooden front door with inset glass panel, door to hallway, latch door to utility/store area.

Utility/Store 6'7"min x 3'9"

Plumbing for washing machine, fixed window, power and light.

Hallway

Tiled floor, staircase to the first floor, radiator, part exposed with panelling.

Kitchen 14'0" not into recess

A range of cream shaker style wall and base units with wooden worktops over. Five ring gas hob with extractor over and an electric oven beneath, tiled floor, tall larder cupboard, ceramic one and a half bowl sink with mixer tap, double glazed window to the rear, recess for a fridge freezer. Not measured into recess.

Sitting Room 14'8" x 12'4

Wood burner to brick chimney breast and mantle, double glazed window to the front, under stairs cupboard, designer style radiator, pine door to the hallway.

Butterfly Landing

Radiator, small fixed window looking onto the allotments to the rear.

Master bedroom 12'9" x 11'7"

Double glazed window to the front, radiator, cast iron fireplace with mantle, under stairs cupboard.

Dressing Room 11'6" x 4'6" max

Double glazed window to the front, high-level shelf, Worcester gas fired boiler, low level pine door to bedroom one.

Bathroom 8'8" x 7'3"

A white suite comprises a WC, shower bath with electric shower over, pedestal basin, double glazed opaque window, tiled floor, designer style towel rail, shelved recess, recessed lights.

Top Floor

Bedroom 2 14'8" max to 11'8" x 12'9" max

Double glazed window to the front, roof window, radiator.

Outside

Garden & Parking

The garden is set behind a tall fence with access gate and driveway gates alongside. The garden is laid to lawn with shrubs and trees to include apple, damson and cherry. There is parking for two cars incorporated within the garden space and a block paved pathway extends to the house and connects with the drive.

Tenure

Freehold

Council Tax Band

Cainscross Parish band B

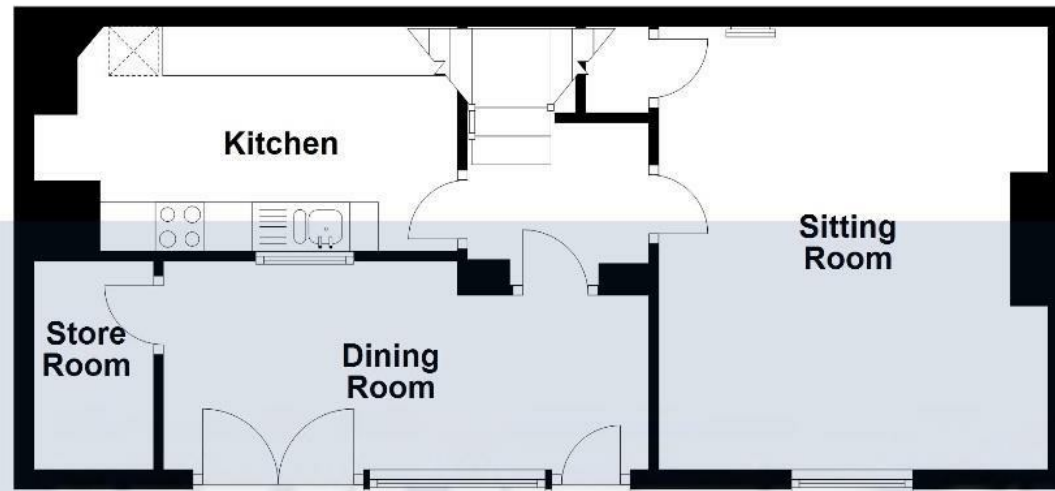
Social Media

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

Tenure: Freehold
Council Tax Band: B

- 2 Double Bedrooms
- Wood Burner To Sitting Room
- Good Sized Bathroom
- Dining Conservatory
- Utility/Store
- Garden With Westerly Aspect
- Gated Driveway Parking
- Level Garden
- EPC Band D(55)

Ground Floor



First Floor



Second Floor



Total area: approx. 95.5 sq. metres (1028.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.