



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



51 BRIDGEMEAD, EBLEY, STROUD, GL5 4BP

The Property

This is a great example of a family home set in the heart of Ebley, such a great community and location. Accommodation set out over three floors perfect for a busy family. Wonderful walks along the canal, open space within the development and great amenities are within a short walk..

To the front pathway leads up to the front entrance. Directly into entrance hall with stairs to the first floor, doors lead to sitting room and dining kitchen.

Sitting room having window to the front and with French doors leading into the conservatory. Double glazed conservatory with French doors to the garden and door to inner hallway. A downstairs cloakroom and door leads into the kitchen.

Fitted kitchen with door to inner hall and window to the rear overlooking the garden. A range of base and wall mounted cabinets. Built-in double oven, hob, extractor, dishwasher and larder fridge with plumbing for washing machine. Tiled flooring throughout, opening to a very good sized dining space with window to the front. Space to house an eight seater dining table and chairs. Door to the entrance hall.

To the first floor a galleried landing with windows to the front and rear. Doors leading to two lovely double bedrooms and one good sized single bedroom. Completed by a family shower room and stairs to the second floor.

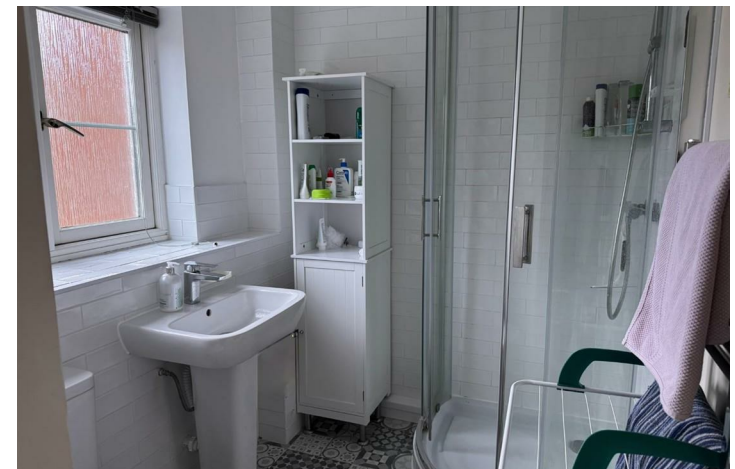
Second floor, window to the rear, doors to bedroom one, bedroom two and family bathroom.

Bedroom one a double room with windows to the front and rear with a wealth of space for freestanding furniture. Bedroom two is a good sized room with window to the front and door to en-suite bathroom. The bathroom is a four piece suite with bath and separate shower cubicle with tiled flooring. Great to have a bathroom on each floor for a busy family.

AGENT NOTE

Annual service charge of £205.00 towards the areas within the development of Ebley.
The Management company: Scanlans Property management LLP.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN





Outside

Garden

To the rear an enclosed garden all designed with an ease of maintenance. Steps lead down to the rear gate. Having a single garage en-bloc with parking in front with ease of access to the house from the rear gate. All paved with circular terrace perfect for Alfresco dining. Two very useful garden sheds.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating C





Location

Ebley Mill, on the banks of the River Frome, was a woollen mill built in 1818 a Grade II* listed building now Stroud District council offices. Ebley Wharf was built in 2013 creating a real community vibe. Wealth of facilities to include: gym, Go Bananas indoor softplay centre, to the main square a stunning water backdrop, perfect location for the very well regarded Cafe and Wine bar The Kitsch and Boho bakery. Located a short distance from the house, perfect starting point before a relaxing walk or bike ride along the canal to Stroud or Stonehouse.

Stroud town provides a richness of colourful characters offering a uniquely enchanting bohemian atmosphere and tolerance of life. The well-known centre for arts, crafts and music, becomes a hive of activity during the weekly award winning and one of the oldest (arguably best) Farmers Markets in the country. Culturally broad, boasts events with much esteemed local talent, including regular buskers, street entertainers and Morris dancers. Numerous quirky independent shops adorn the High Street and the newly developed Five Valleys indoor market and shopping centre, inspired by London's award winning Borough Market, boasts local artisans and producers. All combine for a wonderfully joyful and memorable feast for the senses.

Direct rail links to London Paddington and ease of access to the M5 motorway.
Quality schools, for the entire educational spectrum, according to preference. These include two state Grammar Schools, a mixed Secondary Comprehensive and SCS College State of the Art Stroud Campus. Nearby are also several independent, private and prestigious public schools.



Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over the first set and turn left at the third set of traffic lights onto Elbey Wharf, following the road over the Bridge and the property is located on the right hand side as denoted by our for sale board.



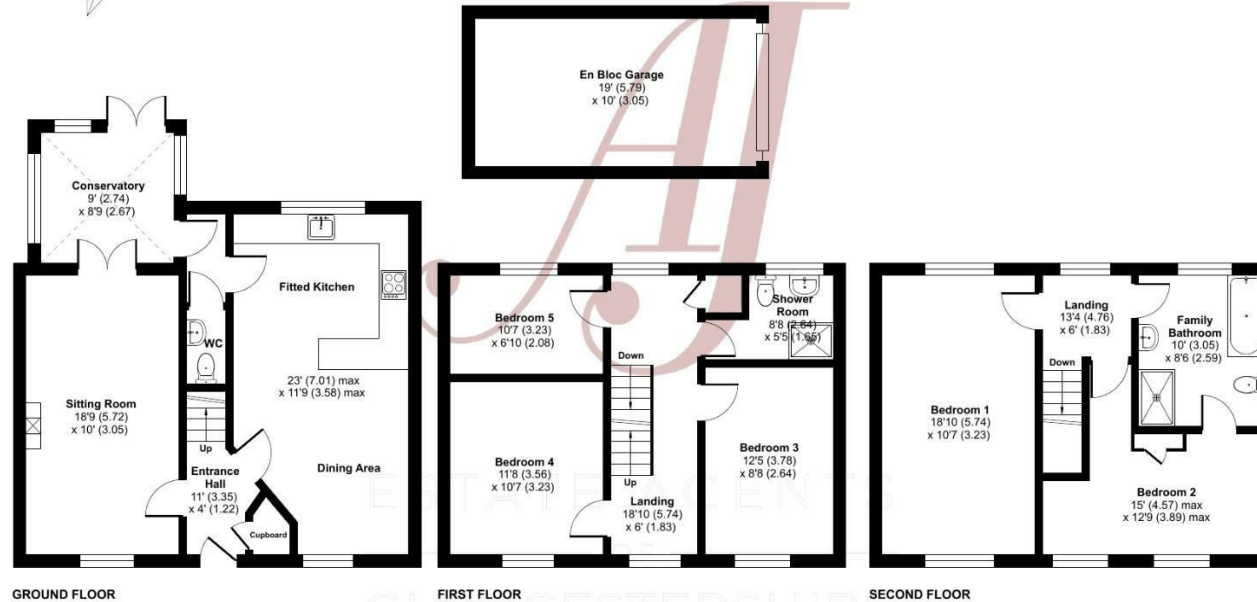
Bridge Mead, Ebley, Stroud, GL5

Approximate Area = 1614 sq ft / 149.9 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1804 sq ft / 167.5 sq m

For identification only - Not to scale

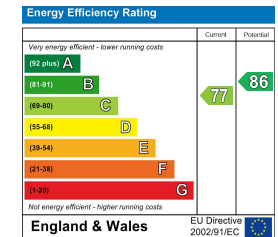


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1220595



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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