



**SawyerS**  
Sales & Lettings

**6 The Cottages, Foxmoor Lane, Ebley,  
Stroud, Gloucestershire, GL5 4QD  
Price £215,000**

## 6 The Cottages, Foxmoor Lane, Ebley, Stroud, Gloucestershire, GL5 4QD

**A charming Grade II Listed two double bedroom corner terraced Victorian style home located along the popular Foxmoor Lane in Ebley. In need of some updating. Modern kitchen/dining room. Enclosed generous garden and ample off road parking. No Chain.**

**Sawyers Estate Agents** are pleased to bring to the market this charming Grade II Listed two double bedroom corner terraced home. The Victorian style property is located in a choice location along the popular Foxmoor Lane in Ebley. The property requires a degree of updating and decorative refurbishment giving purchasers the opportunity to put their own stamp on it.

The accommodation briefly consists living room and kitchen/dining room on the ground floor whilst upstairs you will find the two bedrooms and bathroom. A step ladder provides access to a useful attic room. Outside the property is bordered with flower beds. There is a further generous enclosed garden area with gated access set slightly away from the property (This area is currently overgrown), and ample off road parking with a garden shed. Benefits include double glazing where specified and gas central heating. No onward chain.

**Amenities:** -Within Ebley and Cainscross there are a few local shops, Co-op store, Post Office, and a take away shop. There are Primary Schools within neighbouring Cashes Green. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros.

There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

### **Living Room 3.83m (12'7") x 3.05m (10'0")**

Double glazed composite door to front, double glazed window to front, coving, fireplace with exposed brick surround, wall light points, radiator and television point.

### **Kitchen/dining Room 5.13m (16'10") Max x 4m (13'1") Max**

Double glazed composite door to side, two double glazed windows to side, recessed down lighting, stairs to first floor, range of matching wall and base units complemented with contrasting work surfaces over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, `Neff` five ring gas hob with `Neff` extractor over. `Neff` double oven. Space for fridge/freezer and plumbing for washing machine. Wall mounted boiler, radiator and tiled floor.

### **First Floor**

#### **Landing**

Double glazed window to side, doors to bedrooms and bathroom.

#### **Bathroom 2.17m (7'1") x 1.57m (5'2")**

Obscure double glazed window to side, bath with Mira shower over, pedestal wash hand basin and low level WC. Part tiled walls and radiator.

#### **Bedroom One 3.78m (12'5") x 3.4m (11'2")**

Double glazed window to side, coving, ladder access to the loft room. Built in double wardrobes and radiator.

#### **Bedroom Two 3.06m (10'0") x 2.14m (7'0")**

Double glazed window to front, built in storage cupboard. Radiator.

#### **Attic Room**

Window to side.

### **Outside**

Gravel borders, outside tap, ample off road parking and garden shed. There is a further generous enclosed garden area with gated access set slightly away from the property. This area is currently overgrown.

### **Selling Agent**

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### **Local Authority**

Stroud District Council - Band B

### **Directions**

For SAT NAV use: GL5 4QD

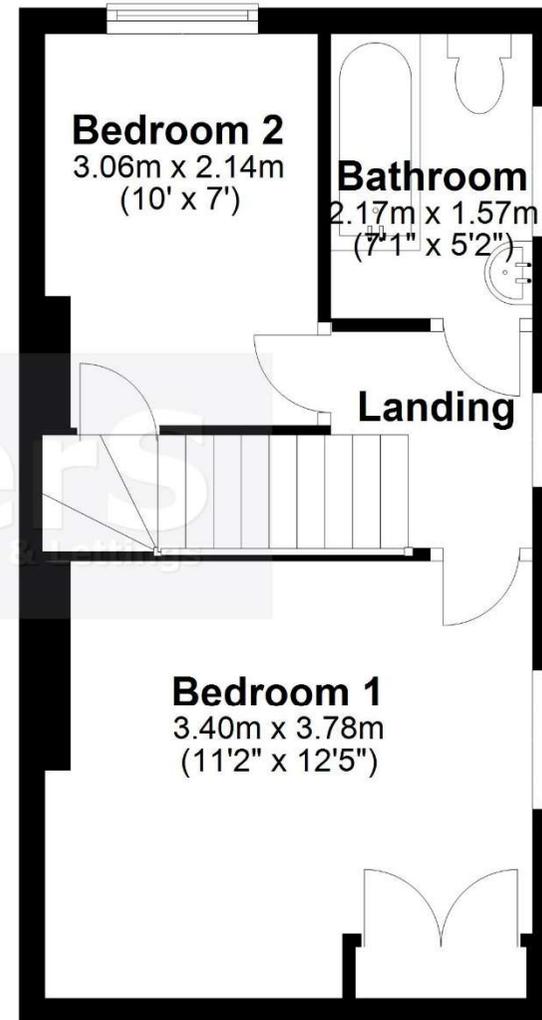
Leaving Stroud, take the A419 towards Cainscross. At the Cainscross roundabout take the second exit onto Westward Road, continue past the council offices through the traffic lights and at the next mini roundabout turn right into Foxmoor Lane, continue under the railway bridge. The property will be found ahead of you on your right, clearly identified by our `For Sale` board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(84-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Ground Floor



## First Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

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