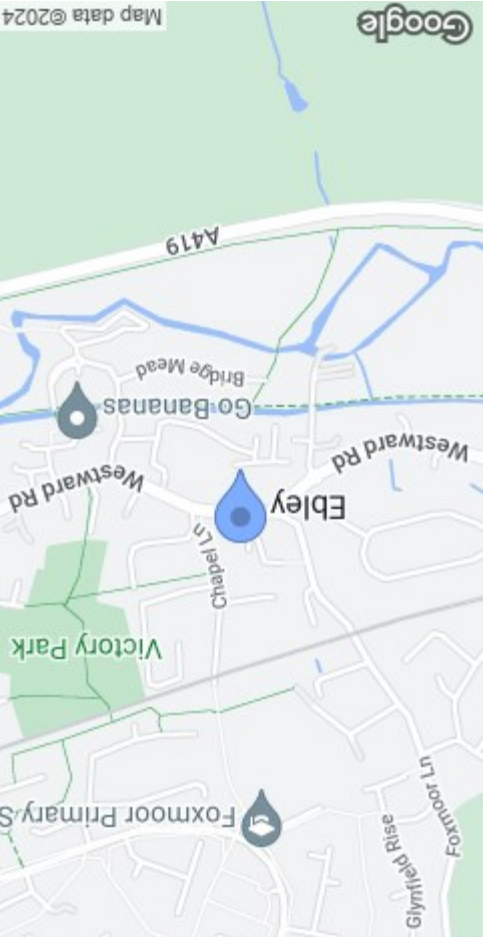


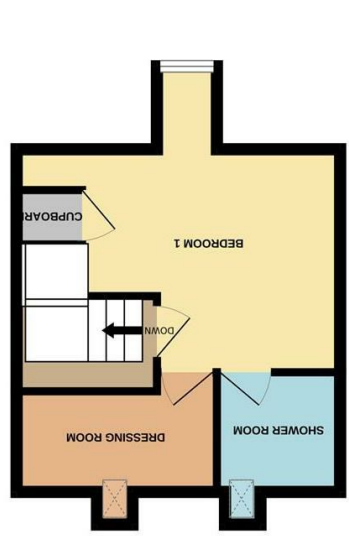


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

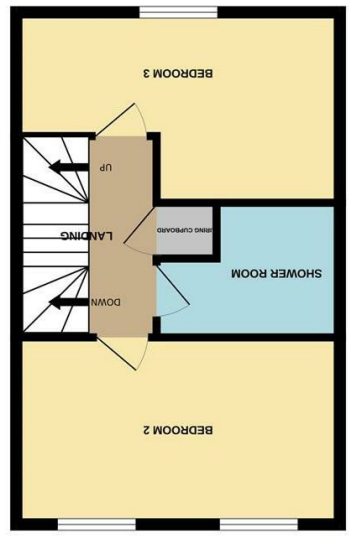
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 100-120 B: 120-140 C: 140-160 D: 160-180 E: 180-200 F: 200-220 G: 220-240



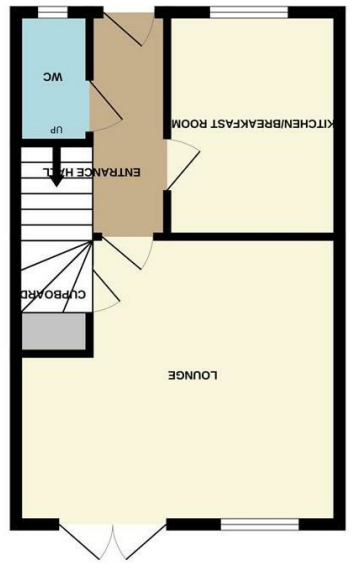
TOTAL FLOOR AREA: 1045 sq. ft. (97.0 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



2ND FLOOR (275 sq. ft. (25.5 sq. m.)) approx.



1ST FLOOR (385 sq. ft. (35.8 sq. m.)) approx.



GROUND FLOOR (385 sq. ft. (35.8 sq. m.)) approx.



54 Home Orchard
 Ebley, Stroud, Glos, GL5 4TT

£360,000

A beautifully presented three storey three double bedroom property built in 2005, located in a desirable canal side setting within close proximity of beautiful walks along Ebley Wharf community with bars, shops and hairdressers.

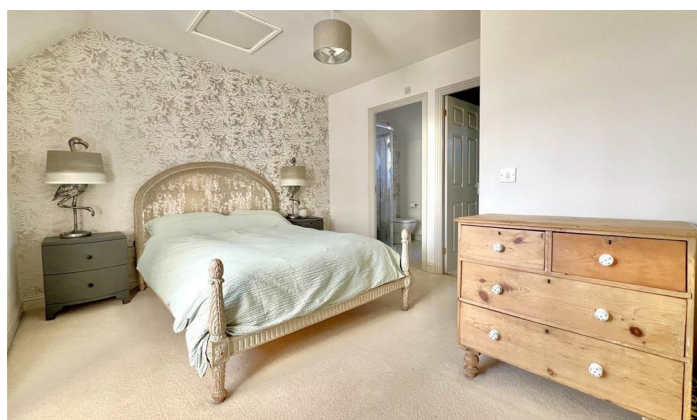
Internally the accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, lounge with French doors onto the garden, three double bedrooms with a dressing room and en-suite shower room to bedroom one and a family shower room.

Outside there is low maintenance rear garden which is mainly laid to patio with raised flower borders.

Additional benefits include garage, off road parking for two vehicles, gas central heating, upvc double glazing throughout and underfloor heating.

The market town of Stroud is situated below the western escarpment of the Cotswold Hills at the meeting point of the Five Valleys. The Cotswold Area of Outstanding Natural Beauty surround the town and the Cotswold Way path passes by it to the west.

Stroud has a strong community of independent shops and cafes and the Subscription Rooms in the heart of the town centre provides a venue for a wide variety of entertainment.



Composite door with opaque glass inserts leads into:

ENTRANCE HALL

Various doors leading off, stairs leading off, tiled and laminate flooring, radiator, power points.

CLOAKROOM

Low level w.c., pedestal wash hand basin, partially tiled walls, radiator, tiled flooring, upvc double glazed opaque window to front elevation.

KITCHEN/BREAKFAST ROOM

10'11" x 8'0" (3.35m x 2.44m)

A range of matching white gloss base, drawer and wall mounted units, worktops, sink and drainer unit, space for washing machine, integrated oven, integrated hob, extractor fan, integrated fridge/freezer, partially tiled walls, tiled flooring with underfloor heating, spotlights, upvc double glazed window to front elevation.

LOUNGE

15'7" x 14'0" max (4.75m x 4.27m max)

Understairs storage, radiator, power point, tv point, laminate flooring, upvc double glazed window to rear elevation, upvc double glazed French doors to rear elevation.

From the entrance hall stairs lead to the first floor.

LANDING

Stairs leading off, airing cupboard, various doors leading off.

BEDROOM 2

15'7" x 9'0" (4.75m x 2.75m)

Radiator, power points, laminate flooring, two upvc double glazed windows to rear elevation.

SHOWER ROOM

Modern suite comprising low level w.c., vanity wash hand basin with storage beneath, walk in double shower, partially tiled walls, heated towel rail, spotlights, extractor fan.

BEDROOM 3

15'5" x 9'2" (4.72m x 2.80m)

Built in walk in wardrobe, radiator, power points, upvc double glazed window to front elevation.

From the landing stairs lead to the second floor.

BEDROOM 1

15'7" x 14'9" (4.75m x 4.50m)

Built in storage, radiator, power points, upvc double glazed window to front elevation, door into:

DRESSING ROOM

9'6" x 4'6" (2.92m x 1.39m)

Built in wardrobes, radiator, power points, roof lights.

EN-SUITE SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin, shower cubicle, heated towel rail, partially tiled walls, extractor fan, shaving point, roof light.

OUTSIDE

To the front there is a small enclosed paved area leading to the front door and allocated off road parking. There is also a:

GARAGE

Power and lighting.

To the rear there is an enclosed garden which is laid to patio with raised flower bed areas and a seating area.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

MAINTENANCE CHARGES

Approximately £28.00 - £30.00 Per Month.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Stonehouse court Hotel head east towards Bristol Rd/A419 and follow Bristol Rd/A419 and B4008 to Ebley. Then take a right onto Bristol Rd/A419 at the roundabout, continue straight to stay on Bristol Rd/A419. At the Horse Trough Roundabout, take the 2nd exit onto Ebley Rd/B4008. Proceed through the next 3 roundabouts. At the 4th roundabout, take the 2nd exit onto Westward Rd/B4008. Turn right to stay on Home Orchard, turn right again where the destination will be on the left.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

