



SALES & LETTINGS



Greenaways, Ebley, Stroud Gloucestershire GL5 4UQ

Guide Price £350,000

- 3 Bedroom Town House in Historic Canal-side Setting
- Stylish and Versatile Accommodation, Beautifully Presented Across Three Floors
- Fitted Kitchen with Integral Appliances
- Living/Dining Room
- Bathroom, Ensuite Shower, and Cloakroom
- Low Maintenance Enclosed Garden
- Off Road Parking
- Integral Garage

The Property

We are excited to present to you this stylish, contemporary home, located in a popular canal-side setting, boasting flexible and spacious accommodation arranged over three floors. With a low maintenance garden, integral garage and parking, and lovely walks on the towpath close by, this beautifully presented 'easy to move into' property could be the one you've been waiting for!

An entrance hall welcomes you, with stairs rising to the first floor and doors leading to the cloakroom, bedroom three/office and the integral garage. Patio doors from bedroom three take you into the garden. Currently utilised as an office, this room could also be a hobby room, playroom etc.

To the first floor, doors radiate from the landing to the spacious, open plan living area, dining area and the main bathroom. The living area is bright and well-proportioned with plenty of space for sofas and coffee table. The dining area has room for a good size table and opens onto a smart kitchen, fitted with cream shaker style wall and base units with wood effect worksurfaces. Integral appliances include gas hob, double oven, fridge/freezer and dishwasher. The integral garage has plumbing for a washing machine. The bathroom can also be found on the first floor, styled with contemporary décor and boasting a mains powered over-bath shower.

Upstairs, the second-floor accommodation comprises two generous bedrooms. Bedroom one benefits from a good size ensuite shower room and area for dressing; bedroom two is large enough to be partitioned into two smaller rooms with a window each, if required.

Outside there is an enclosed garden with a sunny aspect. Being laid to paving, gravel and artificial lawn, it offers a perfect, low maintenance space from which to enjoy entertaining or relaxing, and there is a useful gated rear access. A block paved drive in front of the integral garage provides parking for one car. **N.B the current annual service charge is £268.60.**



Situation

Ebley Wharf is an historic part of Stroud, housing many beautiful period mill buildings set by the Stroudwater Canal. There is a popular coffee shop and hairdressers across the square with a local convenience store a short stroll away, and Sainsburys supermarket only a mile away. Ebley lies in the valley of the River Frome, 1.5 miles west of the town of Stroud. The town of Stroud provides further amenities including shops, pubs, primary and secondary schools including Marling and Stroud High grammar schools which are both within a mile, and other local amenities. There is a nationally acclaimed farmer's market and plenty of restaurants and cafes. Stroud also has a railway station which connects directly to Paddington London, and there are road links to Gloucester and Cheltenham, and M5 motorway.

Directions

SATNAV postcode GL5 4UQ

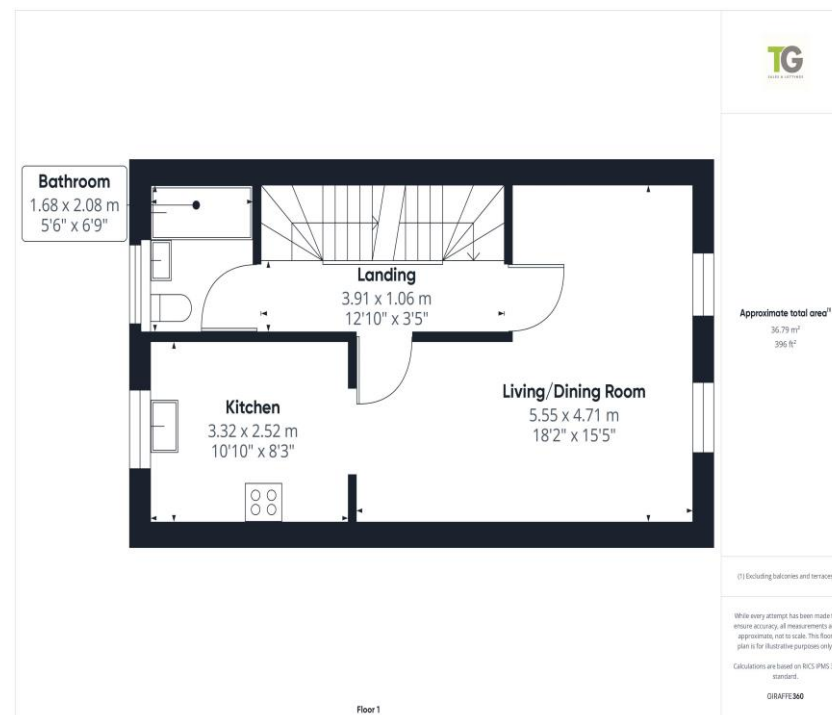
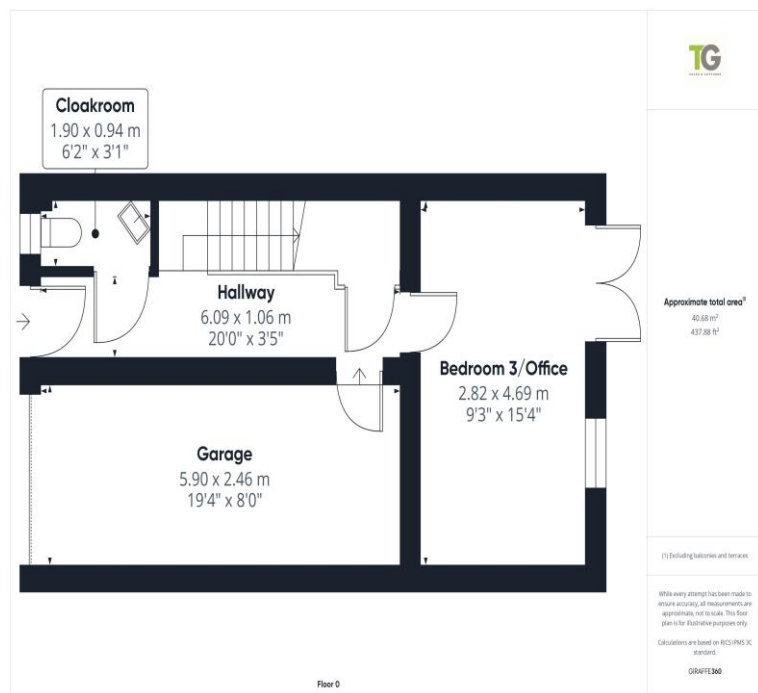
Tenure Freehold

Local Authority Stroud District Council

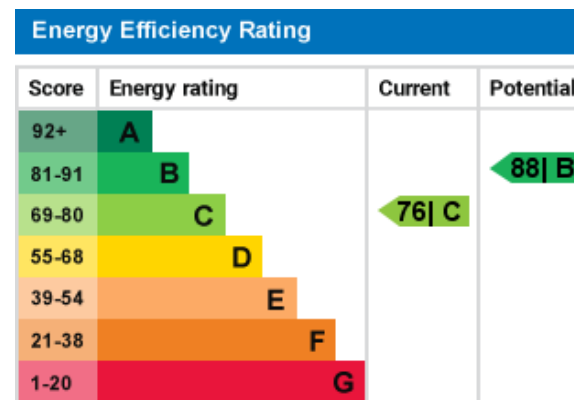
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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