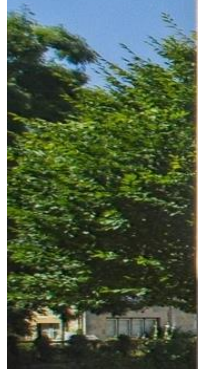


TG

SALES & LETTINGS



Home Orchard, Ebley, Stroud Gloucestershire GL5 4TT

Offers in Excess Of £400,000

- Walking distance to the canal
- No onward chain
- Fantastic links to local amenities and public transport
- Garage and driveway parking
- Versatile living accommodation
- Ideal family home

The Property

****FOUR BEDROOM END OF TERRACE TOWNHOUSE WITHIN WALKING DISTANCE TO THE CANAL OFFERED WITH NO ONWARD CHAIN - IDEAL FAMILY HOME****

TG Sales welcome to the market a sizeable four bedroom end of terrace townhouse located within the popular Ebley Wharf development, benefitting from no onward chain.

Ground floor accommodation comprises of entrance hall, downstairs cloakroom, sizeable lounge overlooking the green and canal and a spacious kitchen/dining/snug area with fitted kitchen and breakfast bar with double doors leading out to a patioed rear garden. The garden also provides rear access out to the garage and parking.

To the first floor are two double bedrooms, a third single bedroom and the family bathroom with bath and overhead shower.

The master bedroom spans the entirety of the top floor, offering versatile living space, in-built storage and en-suite shower room. Outside, this family home boasts a garage and driveway parking for multiple vehicles. There are also two on-street public electric car charging points available. The canal is a stones throw away from the front door, offering easy access into nearby towns such as Stonehouse and Stroud, along with the Ebley Wharf which is home to a handful of popular eateries and coffee shops.

Viewing is a must to appreciate the space this property offers throughout.



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 and local convenience store a short stroll away, with 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.

SATNAV postcode GL5 4TT

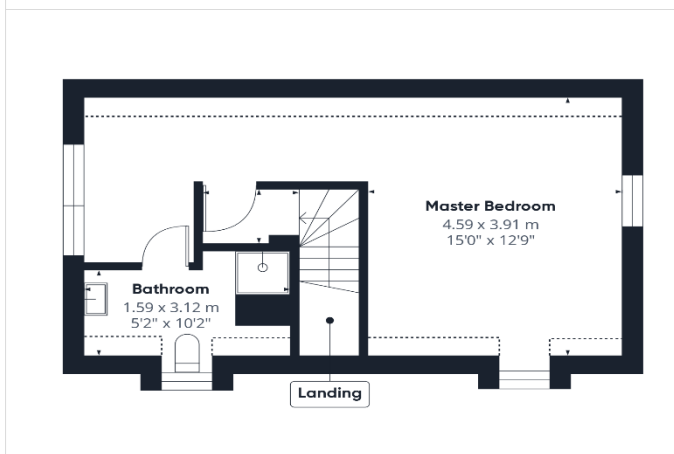
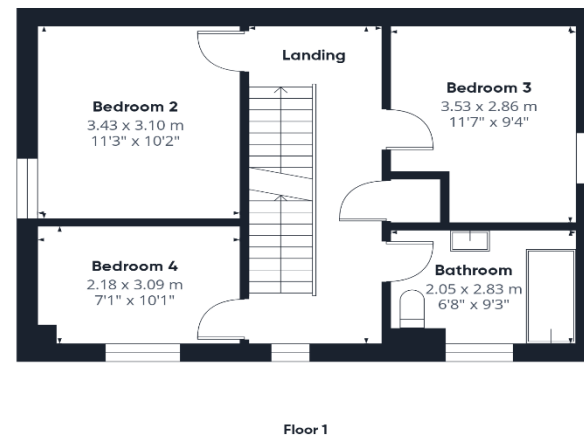
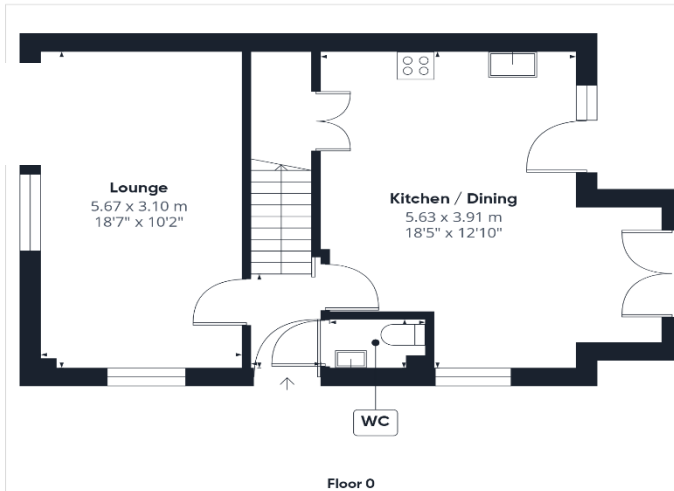
Tenure Freehold

Local Authority Stroud

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

Council tax band E





Approximate total area⁽¹⁾
123.8 m²
1332 ft²

Reduced headroom
4.3 m²
46 ft²

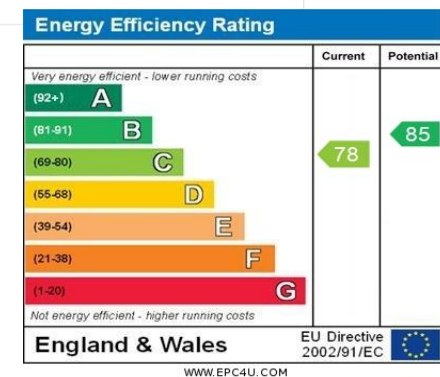
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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