

# 77 HOME ORCHARD

EBLEY





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## 77 Home Orchard, Ebley, Stroud, GL5 4TT

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**OCCUPYING A BEAUTIFUL CANAL SIDE LOCATION, THIS SPACIOUS AND LIGHT FAMILY HOME OFFERS SPACIOUS ACCOMMODATION POSITIONED OVER THREE FLOORS WITH SINGLE GARAGE AND OFF STREET PARKING FOR TWO CARS.**

**Entrance hall, Kitchen, Sitting/Dining Room, Cloakroom, 4 Bedrooms, 2 Bathrooms, Garage, Garden, Parking.**

### GUIDE PRICE £395,000

#### DESCRIPTION

This modern townhouse is located in the heart of the popular canal-side development know as Ebley Wharf. The area provides beautiful scenery along with picturesque canal side walks into the centre of Stroud and beyond or Stonehouse in the opposite direction. Nearby amenities including a local shop, cafe/wine bar, supermarket, hairdressers, church and primary school.

As illustrated by the floorplan, the property comprises; entrance hall leading to the well stocked, recently refurbished kitchen with a window to the front of the property ideal for catching the lovely morning sun, ground floor WC and spacious sitting room with space for dining. French doors from the sitting room open in to the sunny courtyard style garden offering an ideal space for alfresco dining.

On the first floor there area two good sized double bedrooms together with the family bathroom. The second floor consists of a single bedroom offering views to the rear of the property and the light and airy master bedroom benefits from built in wardrobes and, en-suite shower room.

Externally the property offers tandem parking for 2 cars in front of the single garage and side access to the garden, along with a sunny, west facing garden furnished with a variety of mature shrubs and flowers together with sociable seating area.

#### LOCATION

Ebley wharf has been transformed in recent years as part of the project to restore the Stroudwater canal and is now a very popular area in which to live, as it is accessible to the motorway and mainline stations, excellent schools such as Wycliffe College, The High School and Marling as well as Foxmoor Primary School.

The busy Cotswold town of Stroud provides excellent shopping facilities and an award winning weekly farmers' market and choice of supermarkets including Waitrose, Sainsbury's and Tesco. There are excellent recreational facilities including a leisure centre in Stroud, golf courses at Minchinhampton and lovely canal and countryside walks; Selsley Common close by offers acres of National Trust land on which to walk. Communications are very good with a mainline railway station bringing London within 90 minutes travelling time.

#### DIRECTIONS

From Stroud, proceed along the Cainscross Road in the direction of Stonehouse until you come to the roundabout. Take the second exit and proceed straight over keeping in the left hand lane. Continue through the first set of traffic lights at Ebley, turning left at the second set. Follow the road around where you will find 77 just after the greens straight in front of you.

#### TENURE

**Freehold**

#### EPC

**EER: Current 71 / Potential 83**

#### SERVICES

All mains services are connected to the property. Stroud District Council Tax Band C - £2036.94. Ofcom Checker: Broadband - Standard 12 Mbps Ultrafast 9000 Mbps, Mobile Networks - 02 (Limited coverage with EE, Vodafone, Three) There is a management fee for the upkeep of the communal areas of £347.44 pa.

#### VIEWING

**By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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## 77 Home Orchard, Ebley, Stroud, Gloucestershire

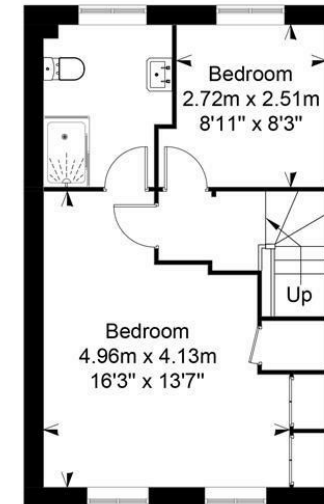
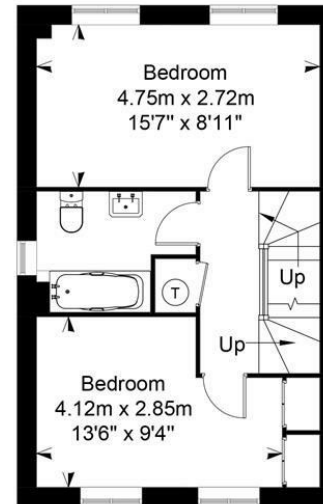
House	Approximate IPMS2 Floor Area
Garage	110 sq metres / 1184 sq feet
	12 sq metres / 129 sq feet
<b>Total</b>	<b>122 sq metres / 1313 sq feet</b>



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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation



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