

40 Home Orchard, Ebley, Stroud, Gloucestershire, GL5 4TT

£170,000

PETER JOY
Sales & Lettings









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Fantastic canal side modern apartment located in popular Ebley with excellent access to the local amenities with Stroud Town and Stonehouse a short drive away. Accommodation comprises, a spacious hallway, superb open plan sitting/dining room with a bay window, fitted kitchen, two double bedrooms and a family bathroom. Offered with no chain.

COMMUNAL ENTRANCE DOOR WITH INTERCOM ENTRY SYSTEM, COMMUNAL HALLWAY WITH POST BOX, ENTRANCE HALLWAY, LARGE STORAGE CUPBOARD, FANTASTIC OPEN PLAN SITTING/DINING ROOM WITH A BAY WINDOW, FITTED KITCHEN, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, NIGHT STORAGE HEATING, DOUBLE GLAZING, CAR PORT, NO CHAIN, RECENTLY DECORATED AND CARPETS THROUGHOUT, CLOSE TO AMENITIES AND POPULAR CANAL SIDE LOCATION.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

Spacious and very well presented contemporary modern apartment with the accommodation comprising, an intercom entry system leading to a communal hallway, good size hallway with excellent storage, spacious open plan sitting/dining room measuring 27'0 x 19'0 with a lovely dual aspect and bay window, stylish fitted kitchen with a tiled floor and a good range of wall and base units, two double bedrooms and a family bathroom. Further benefits include electric heating, double glazing, recently decorated and carpets throughout, located at first floor level, and offered with no onward chain.

Outside

To the front of the block is a communal entrance door with an intercom entry system and to the rear is the car port (right hand side as you look at the spaces) and further entrance door leading to the stairs and communal hallway.

Location

Ebley benefits from a coffee shop/wine bar, a gym, children's soft play and of course the canal which offers a tow-path level walk into Stroud whilst nearby Cashes Green has well-established schooling, convenience shops and take away food options. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools and a main line railway station with inter city services travelling to London (Paddington). The house is 15 minutes from junction 13 of the M5, Cirencester is 10 miles, Cheltenham 15 miles and Swindon 25 miles so all within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road and proceed straight over the roundabout towards Stonehouse on the Westward road. Pass the turning for Monkey Puzzle Close on the left and turn left into Ebley Wharf at the second set of traffic lights. Turn right into Home Orchard, follow the road around and the block is in front of you to the right. Drive around the front of the block and to the rear is the car port and rear entrance door.

Property Information

The property is a leasehold property (managed by Warwick Estates) with Ground Rent of £127.00 per year and Service Charge of approx £1,400 per year. We have been informed approx. 100 years remains on the lease. Council tax band is B, and broadband services include superfast. There is mobile coverage from all of the main service providers.

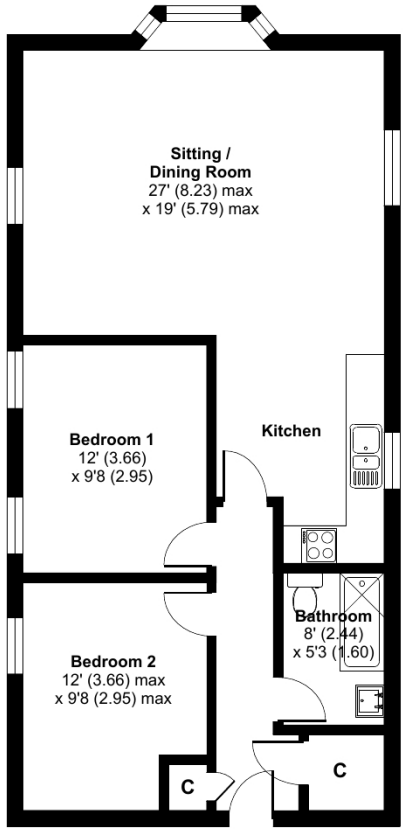
Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

Home Orchard, Ebley, Stroud, GL5

Approximate Area = 768 sq ft / 71.3 sq m

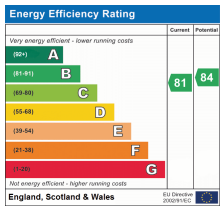
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1071415



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

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