



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

The Grove, Ebley, Stroud | £200,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Hunters Estate Agents are pleased to present this well-presented two double bedroom apartment, situated in the popular area of The Grove in Ebley. Tucked away in a cul-de-sac, the property benefits from being walking distance of the canal and offering attractive views towards Selsley. The accommodation comprises a communal entrance, a bright and comfortable sitting room, and a modern kitchen fitted with integrated appliances. There are two generously sized double bedrooms, one of which benefits from access to a shared balcony, along with a shower room. Additional features include a single garage, off-road parking, well-maintained communal gardens, gas central heating, and double glazing throughout.**

#### SITUATION

Ebley is located in a well respected and preserved residential area where there are a range of cafés, and a well stocked local shop. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Independent schools Wycliffe & Beaudesert Prep are also nearby. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. The canal side cycle route into town is also a highly appreciated facility while there is also of supermarkets locally, as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various various performance events at the Subscription Rooms and exhibitions at The Museum in the Park nearby. Ebley Warf enjoys cafes, a wine bar and hairdressers etc. In this location you can enjoy the peaceful canal walk, children's play spaces and local countryside walks on the doorstep.

#### COMMUNAL ENTRANCE HALL

Stairs to entrance door.

#### LIVING ROOM

17'10" x 11'8"

UPVC double glazed window to front with views, radiator and laminate flooring.

#### KITCHEN

9'10" x 8'1"

Good range of wall, floor & drawer kitchen units, wooden work surfaces, drainer stainless steel sink with mixer tap, built-in oven, gas hob, fridge, freezer & washing machine, extractor fan, splashback tiling, laminate flooring and UPVC double glazed window to front with views.

#### BEDROOM ONE

11'7" x 10'10"

UPVC double glazed window & door to rear/balcony, fitted wardrobes, radiator and cupboard containing Worcester boiler.

#### BALCONY

Accessed via Bedroom one overlooking communal gardens.

#### BEDROOM TWO

10'10" x 8'2"

UPVC double glazed window to rear, radiator and access to loft space. The loft is accessed via ladder & is part-boarding, lighting and insulated.

#### SHOWER ROOM

8'1" x 7'6"

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, heated towel rail, laminate flooring, storage cupboard, UPVC double glazed & frosted windows.

#### COMMUNAL GARDENS

There are communal gardens around the buildings including lawned areas with bedding areas, washing lines and seating area.

#### ALLOCATED PARKING

Allocated parking spot for 1 vehicle.

#### GARAGE

Single garage with up & over door. Additional Parking in front of the garage.

#### TENURE

The flat is leasehold. We believe there is around 950 years left on the lease.

#### MANAGEMENT FEES

The management fees are approx. £500 per annum.

#### COUNCIL TAX BAND

The council tax band is A.

#### AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

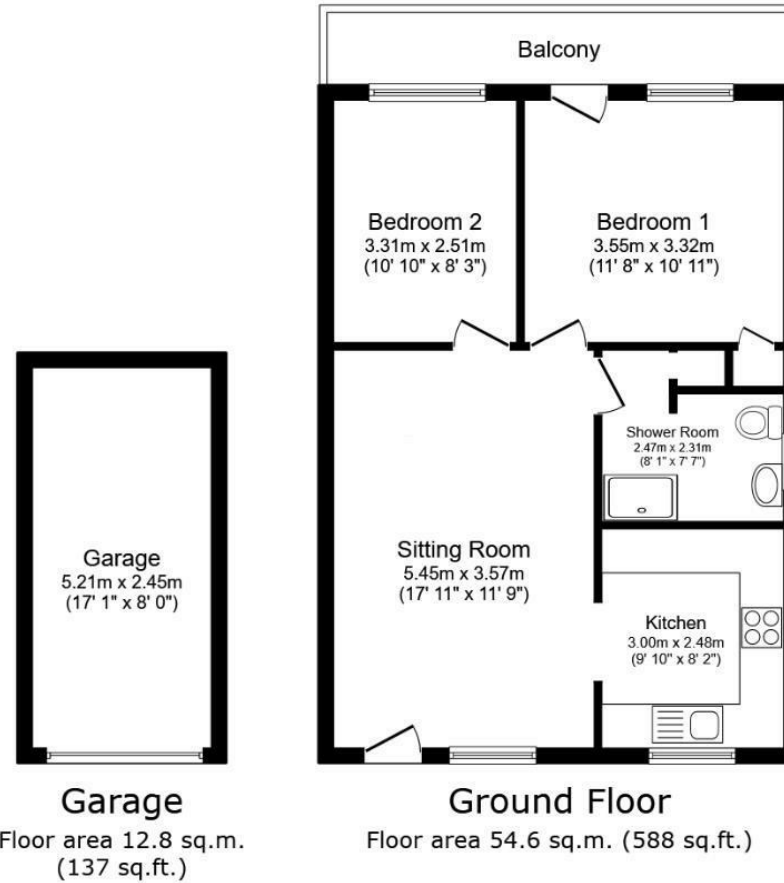
#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / [stroud@hunters.com](mailto:stroud@hunters.com) and book your free, no-obligation valuation and experience the difference for yourself.

11, The Grove, Stroud, Ebley, GL5 4UF, GB



Total floor area: 67.4 sq.m. (725 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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