



HUNTERS[®]
HERE TO GET *you* THERE

Greenaways, Ebley, Stroud | Asking Price £220,000
Call us today on 01453 764912



Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	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.



This modern two-bedroom first-floor apartment, enjoys an attractive outlook over the canal and towards Selsley Church, creating a peaceful and picturesque setting. Available with **no onward chain****, the property benefits from an allocated parking space and is conveniently positioned close to local shops, amenities, and scenic canal-side walks. The accommodation comprises two double bedrooms, with the master bedroom featuring its own ensuite shower room, alongside a well-appointed main bathroom. An entrance hall with a useful coats cupboard leads through to a spacious open-plan living, dining, and kitchen area, complete with a Juliet balcony that allows natural light to fill the room while offering pleasant views. Designed for modern living, the apartment also boasts an excellent energy rating of 82 (Band B), helping to keep running costs low and making it an efficient and appealing home for first-time buyers, downsizers, or investors. With its combination of contemporary style, practical features, and a desirable waterside location, this property presents a fantastic opportunity to enjoy comfortable living in one of Stroud's most charming settings.**

Description

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Amenities

This property is located in a well respected and preserved residential area. Amenities at The Wharf include a coffee/wine bar, salon, barbers, children play area & gym. These are all gathered around the canal path & lock which is a level walk to Stroud. 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. 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. A canal side cycle route into town is also a highly appreciated facility while there is also relative easy access to a range of supermarkets as well as the M5.

Communal Entrance Hallway

Apartment post boxes are located on the ground floor. Stairs rise to the first floor.

Main Accommodation

Hallway

Double sized coats cupboard, radiator, entry phone handset, thermostat.

Living Room/Dining/Kitchen

18'8" x 17'4"

A large open plan space looking out towards Selsley Church and the Canal. Incorporating kitchen units to one corner to include a wall and the base units with wood effect worktops over. Built in 4 ring gas hob and electric oven, wall mounted gas fired boiler. Plumbing and space for a dishwasher and washing machine. One and a half bowl stainless steel sink, space for fridge freezer, two radiators. Double glazed window and Juliet balcony Look on to the Canal. Two additional double glazed windows.

Bedroom 1

13'3" x 9'7"

Double glazed window to the front, radiator and door to ensuite.

Ensuite Shower Room

Comprising a white suite to include a shower cubicle, WC, pedestal basin with tiled splash back, extractor, radiator, opaque double glazed window.

Bedroom 2

Two double glaze windows towards Selsley Church and Canal, radiator.

Main Bathroom

Comprising a white suite to include a panelled bath, WC, pedestal basin with tiled splash back, extractor, radiator, opaque double glazed window.

Outside

Parking Space Numbered 58

Located in front of the building is a parking space for one car clearly numbered number 58.

Leasehold & Management Charges

We are informed that the monthly service charge is around £163.38 a month. With a leasehold length remaining of around 111 years and a estate charge (Grounds) of £226.95 PA. Ground Rent £350 PA.

Council Tax Band B

Social Media

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

Hunters Stroud Win GOLD Again

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

58, Greenaways, Stroud, Ebley, GL5 4UQ, GB



Ground Floor

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



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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