



HUNTERS®
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Home Orchard, Ebley, Stroud | £140,000
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	74 C	74 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 Stroud are delighted to offer this well-presented one-bedroom ground-floor apartment, benefiting from its own private front door and an allocated parking space. Ideally positioned close to local shops and the Stroudwater canal, the property provides easy access to pleasant walks into Stroud and beyond, making it an attractive option for those who enjoy convenience and outdoor leisure. Offered to the market with no onward chain, the apartment comprises an entrance hallway with a useful storage cupboard, leading through to a welcoming kitchen/dining/sitting room with a double aspect. Additional appliances, as mentioned, are included, adding further practicality for a new owner. There is a comfortable double bedroom and a bathroom fitted with a modern white suite. With its straightforward layout, private access and appealing location, this property represents an excellent opportunity for buyers looking to move quickly. Thanks to the absence of a chain, you could be in as soon as your conveyancer completes the necessary paperwork, making it ideal for first-time buyers, downsizers or those seeking a low-maintenance home close to Stroud's amenities.

SITUATION

This property is located in a well respected 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.

ENTRANCE HALL

Storage cupboard, tiled floor, storage heater, airing cupboard with hot water cylinder. Doors leading to sitting room, bathroom and bedroom.

SITTING/DINING/KITCHEN

An open plan room with a double aspect. Sealed unit double glazed windows, encased storage heater, additional panel heater, carpet to sitting room dining room end and a tiled floor to the kitchen end of the room. A selection of wall and base units with sink, built-in oven and grill, electric hob with extractor hood over. Bosch washing machine and HotPoint fridge freezer included.

BEDROOM

A double bedroom with sealed unit double glazed window, electric heater.

BATHROOM

A white suite comprises: panel bath with shower over, pedestal basin, WC, electric towel rail, fan heater, shaver point, extractor, tiled flooring.

PARKING SPACE

There is an allocated parking space alongside the wall opposite clearly marked. Additional Parking can be found on street .

COUNCIL TAX BAND

The council tax band is A.

SERVICE CHARGE

The annual service charge is £1705.18. The ground rent is £206.16 per annum.

TENURE

Leasehold 125 years from January 1st 2005. 104 years remaining.

SOCIAL MEDIA

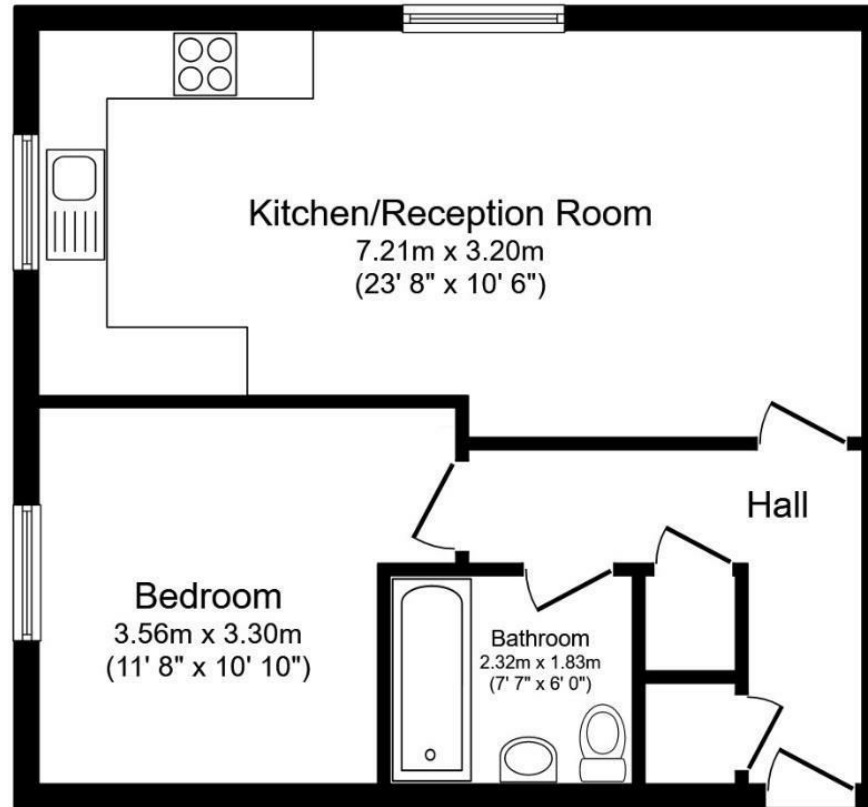
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

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'

GOLD AT BRITISH PROPERTY AWARDS

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.



Floor Plan

Total floor area: 47.6 sq.m. (512 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

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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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

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