



Greenaways, Ebley GL5 4UQ
£500,000

HUNTERS[®]
EXCLUSIVE

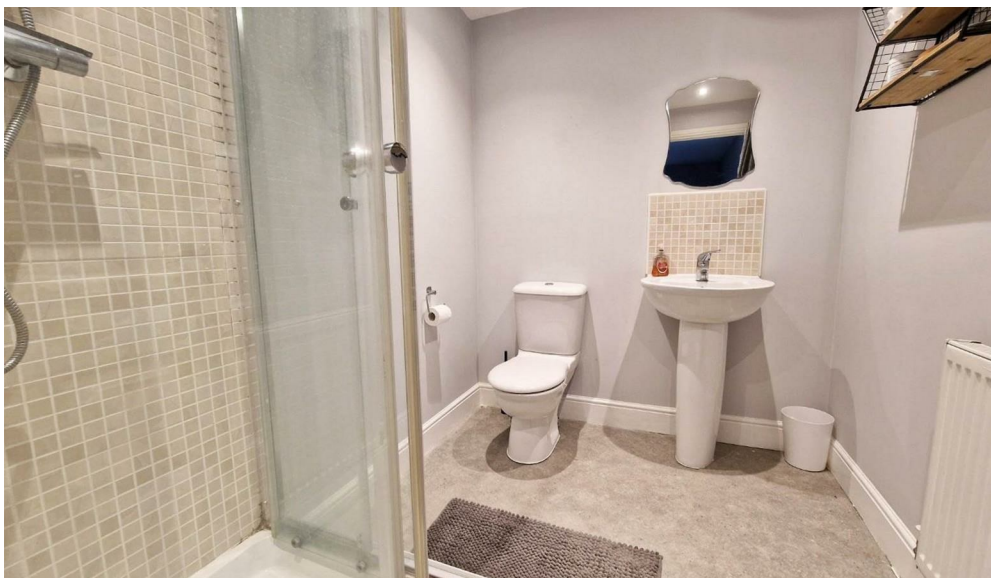


Greenaways, Ebley GL5 4UQ

£500,000

Hunters Estate Agents are delighted to offer this well presented & spacious six bedroom family home arranged over three floors. Located in the popular Ebley Wharf development, the property comprises of an entrance hall, cloakroom, sitting room with french doors to garden & kitchen/dining room to the ground floor. The first floor has three bedrooms and a jack & jill shower room. The top floor has bedroom one with en-suite, two further bedrooms and a bathroom. Further benefits include enclosed low maintenance garden with decking, patio & artificial grass, garage with power & lighting, parking in front of the garage, UPVC sash windows and gas central heating.





SITUATION

This property is located in a well respected and preserved residential area, with stunning views to both Selsley and Rodborough commons. Amenities at The Wharf include a coffee/wine bar, salon, barbers and children play area. 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 with easy access to a range of supermarkets, as well as the M5.

ENTRANCE HALL

UPVC double glazed entrance door, radiator, stairs to first floor and a phone point.



CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, radiator, splashback tiling and extractor fan.

KITCHEN/DINING ROOM

20'4" m x 18'0"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built in double oven, additional oven & gas hob, space for fridge/freezer, washing machine & dishwasher, extractor fan, 2 x radiators, splash back tiling, wooden double glazed sash windows front & side with blinds and wall-mounted Ideal boiler.

SITTING ROOM

20'4" x 11'5"

Wooden double glazed sash window & french doors to front & garden, 2 x radiators, TV point and phone point.

FIRST FLOOR LANDING

Wooden double glazed sash windows to front and cupboard containing hot water tank.



BEDROOM THREE

11'1" x 9'10"

Wooden double glazed sash windows to rear and a radiator.

BEDROOM FIVE

11'1" x 9'10"

Wooden double glazed sash windows to front and a radiator.

BEDROOM TWO

13'5" x 11'9"

Wooden double glazed sash windows to front & side with blinds, radiator and TV point.

JACK & JILL SHOWER ROOM

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, radiator, splashback tiling, vinyl flooring and extractor fan.

TOP FLOOR

Smoke alarm.



BEDROOM ONE

15'1" x 12'1"

Wooden double glazed sash windows to front & side with blinds, radiator, TV point, phone point and access to loft space. The loft is part boarded, insulated and accessed via pull-down ladder.

EN-SUITE

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, extractor fan, radiator, splashback tiling and vinyl flooring.

BEDROOM FOUR

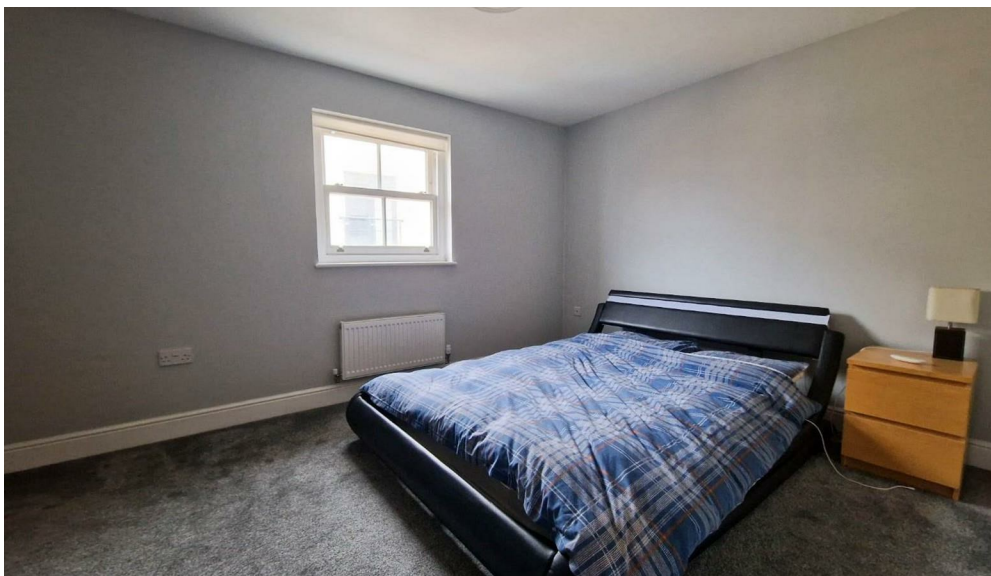
14'5" x 10'2"

Wooden double glazed sash windows to front, radiator and TV point.

BEDROOM SIX

9'10" x 8'2"

Wooden double glazed sash window to rear and a radiator.



BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath, shower off mains, radiator, extractor fan, splashback tiling and vinyl flooring.

EXTERIOR

The rear garden is mainly laid to artificial grass. Further benefits include patio area, decking area, brick borders, gated side access, door into garage, pergola and raised bedding areas.

GARAGE

7'6" x 9'2"

Up & over door, power, lighting & door into garden.

OFF-STREET PARKING

1 parking spot in front of the garage.

TENURE

Freehold

MANAGEMENT CHARGES

The managements charges are approx £250 per annum.

COUNCIL TAX BAND

The council tax band is E.

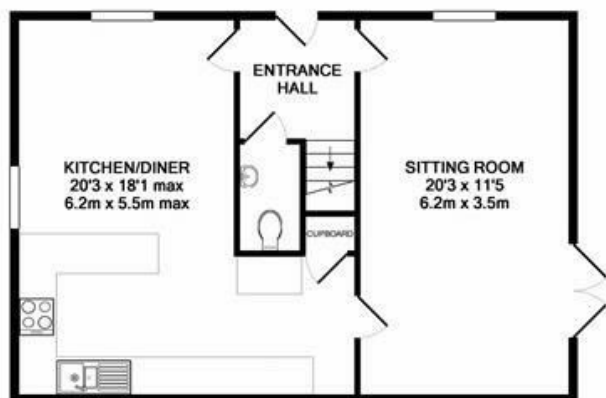
SOCIAL MEDIA

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

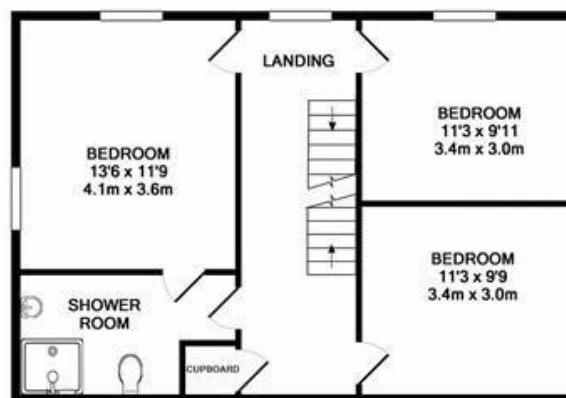
GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you 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.

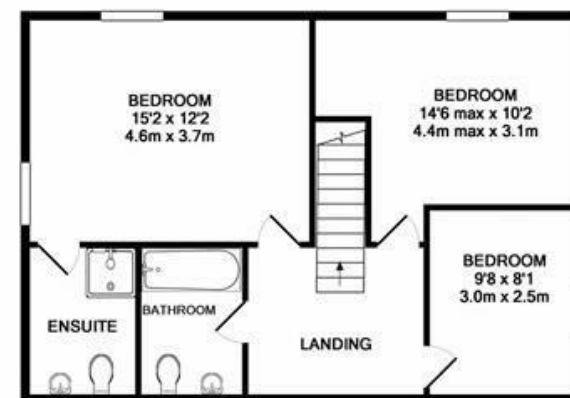
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

GREENAWAYS, EBLEY, STROUD, GL5 4UQ
TOTAL APPROX. FLOOR AREA 1788 SQ.FT. (166.1 SQ.M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stroud -
01453 764912 <https://www.hunters.com>

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