



76 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ  
Guide Price £225,000

**PETER JOY**  
Sales & Lettings



## 76 Greenaways, Ebley, Stroud, Gloucestershire, GL5 4UQ

Chain Free - This beautifully presented ground-floor apartment is located in a sought-after canal-side development, just a few miles west of Stroud in Ebley. Offering versatile single-level living, the accommodation includes an entrance hallway, a spacious open-plan kitchen, dining and sitting room, two double bedrooms, an en-suite shower room, a family bathroom and allocated parking.

ENTRANCE, OPEN PLAN KITCHEN/DINING/SITTING ROOM, TWO DOUBLE BEDROOM, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, BATHROOM, PRESENTED IN GOOD ORDER, LOVELY CANAL SIDE SETTING, ALLOCATED PARKING.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

This charming canal-side property offers easy access to local shops and amenities, with beautiful waterside walks just steps away. Built in 2013, the home presents stylish, single-floor living with high-quality finishes throughout. It is one of only two residences accessed through a shared communal entrance, ensuring both privacy and exclusivity. Upon entering, you are greeted by solid engineered wood flooring, with doors leading to the rest of the accommodation. The light and airy open-plan kitchen, dining and sitting room creates a welcoming living space. The kitchen is equipped with a range of wall and base units, a built-in oven and hob, fridge freezer, dishwasher, washer/dryer and is complemented by a breakfast bar. The main bedroom features an en-suite shower room and high-quality built-in wardrobes. There is also a second spacious bedroom and a family bathroom to finish off this apartment.

### Outside

The open, light interior is complemented by a parking space. Glazed doors lead out from the sitting room to a gravelled area and although this doesn't belong to the property it is a nice place to sit and watch the world go by.

### Location

Amenities locally at The Wharf include a coffee shop and bar, beauty and hair salon, gym and child's play space. These are gathered around a central square, on the lock, with access to the canal path with a level walk in to Stroud. Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning farmers market. There is also a main line railway station with a direct London (Paddington) service. Gloucester (9 miles), Cheltenham, Cirencester and Bristol are 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 At the traffic lights turn left, into the Ebley Wharf development. Follow the road round to the right and the property can be found in the last block on the left, by the canal. Please feel free to park in the numbered parking space outside.

### Services

The property is leasehold with the remaining balance of a 113 year lease from 2013. Management Company: Remus Management Ltd. Service Charge for 2025: £24844.57 p.a. Ground Rent to the landlord, Stroudwater Redevelopment Partnership Ltd. £250.00 p.a. Gas heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

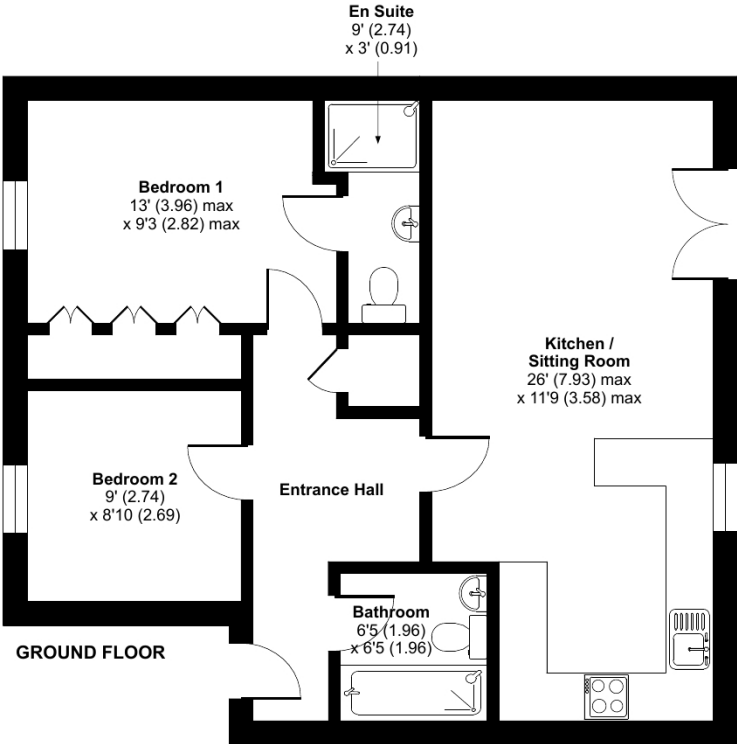
### Local Authority

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



# Greenaways, Ebley, Stroud, GL5

Approximate Area = 702 sq ft / 65.2 sq m  
For identification only - Not to scale



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: 1189399

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89+	A		
81-88	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.