



128 Westward Road, Ebley, Gloucestershire, GL5 4ST
£320,000

PETER JOY
Sales & Lettings



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A beautifully styled three storey town house a couple of miles to the west of Stroud at Ebley with three bedrooms, two connecting reception rooms, a light, bright contemporary kitchen and a landscaped rear garden, all presented with the utmost care and attention to detail.

ENTRANCE HALL, SITTING ROOM, CONNECTING DINING ROOM WITH WOOD BURNING STOVE, KITCHEN WITH CONTEMPORARY FITTINGS, THREE BEDROOMS, BATHROOM AND A LANDSCAPED REAR GARDEN



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Some people have a real knack for creating a wonderful, welcoming home. The owners of 128 Westward Road certainly fall into that category, and we're thrilled to have been asked to market this super terraced house, where you'll find character and clever design touches everywhere you look. It's situated a couple of miles west of Stroud at Ebley. There's good schools and supermarkets close by, and waterside walks on the Stroudwater canal just across the road. The property is built using traditional methods under a pitched tiled roof and has been renovated and improved by the current owner. It's clear that real thought and care has gone into the refurbishment, with beautifully presented accommodation arranged over three floors.

An entrance hall with flagstone floor leads through to the living area. There are two reception rooms here, and whilst they are connected, they have their own style and feel. Both rooms have fireplaces, with a wood burning stove fitted in the dining room. The kitchen is at the rear of the house - a contemporary space with plenty of natural light, with a cloakroom/W.c beyond this. A staircase leads up from the hall to the first floor, with a landing, double bedroom and a large bathroom on this level. Two further bedrooms are found at the top of the house, on the second floor. Every room is tastefully decorated, and the windows at the front on the first and second floors look over the rooftops to Selsley Common in the distance.



Outside

Outside you'll find a landscaped rear garden and a small gravelled courtyard at the front of the house. This is enclosed with railings, with a gated paved path that steps up to the front door. The kitchen door opens onto an enclosed rear courtyard and a gate at the rear opens onto a path that leads up to the garden. This comprises a lower gravelled area, planted with several impressive Cordyline plants, with a wooden decked terrace at the top - the perfect spot for a table and chair set to sit and enjoy the sun. The path is also used by the neighbouring property.

Location

Ebley is close to the Stroudwater canal. Cross the road and walk down the way and you're on the canal path, with amenities at The Wharf including a café, bar and beauty salon on hand and a playing field just across the water. The house is also well placed for three supermarkets and primary and secondary schools. Stroud town is within easy reach and benefits from an award winning weekly farmers market as well as a variety of local independent shops, pubs, cafes and restaurants. The recently opened Five Valleys shopping centre is of particular note and is certainly worth a visit to sample the excellent range of food stalls and stores. The wider area has a good range of amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with a direct London (Paddington) service.

Directions

From Stroud take the A419 Cainscross Road. Take the second exit on the roundabout, heading straight through the traffic lights. Continue, passing the turning for Church Road on the right. The house can then be found a little further along on the right, opposite the turning for Monkey Puzzle Close.

Property Information

The property is freehold. 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 Ultrafast, and mobile voice and data services should be available from all major networks.

Local Authority

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



Approximate Gross Internal Area 1064 sq ft - 98 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 306 sq ft – 28 sq m

Second Floor Area 306 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.