



46 Ebley Road, Stonehouse, Gloucestershire, GL10 2LQ  
Guide Price £325,000





## 46 Ebley Road, Stonehouse, Gloucestershire, GL10 2LQ

A well presented modern family home with excellent access to Stonehouse and Stroud Town with the excellent amenities and transport links offered by both. The enclosed garden, off street parking and garage are complemented by an entrance hallway, ground floor WC, sitting room, kitchen/dining room, family bathroom, en-suite and three bedrooms. The property offers lovely views over to Selsley Common from the front aspect. This property is offered to the market Chain free

ENTRANCE HALLWAY, UNDERSTAIRS STORAGE, GROUND FLOOR WC, SITTING ROOM WITH DOUBLE DOORS TO THE REAR GARDEN, OPEN PLAN KITCHEN/DINING ROOM WITH A BAY WINDOW AND A CONTEMPORARY STYLE FITTED KITCHEN, FIRST FLOOR LANDING, THREE GOOD SIZE BEDROOMS WITH MAIN BEDROOM EN SUITE AND A FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, ENCLOSED LAWNED REAR GARDEN WITH ACCESS TO THE GARAGE AND OFF STREET 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

The accommodation, which is arranged over two floors comprises, a spacious entrance hallway with rear access, doors to all other rooms and stairs to the first floor, good size sitting room with double doors to the garden, open plan kitchen/dining room with a bay window and contemporary style fitted kitchen. The first floor offers a landing, three good size bedrooms with the main with an en-suite and bedroom two offering storage and a family bathroom. Further benefits include gas central heating, double glazing.

### Outside

To the front of the property is a pathway leading to the entrance door which also leads to the rear of the property, where the garage and off street parking can be found. The single garage with an up and over door gives direct access to the rear garden. The rear garden is enclosed, mainly laid to lawn with a paved pathway leading to the rear entrance door.

### Location

Nearby Stonehouse has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

From Stroud take the Cainscross Road past Marling and Stroud High School. When you reach the roundabout take the second exit onto Westward Road. Follow the road for approximately one mile and turn right into Renard Rise. The property can be accessed by foot along the footpath to the front or around the back which leads to the off street parking and single garage.

### Services

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, superfast and ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Agents Note

Please note that there is an annual management fee of £146,00 which covers the cost of ground maintenance.

### Local Authority

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



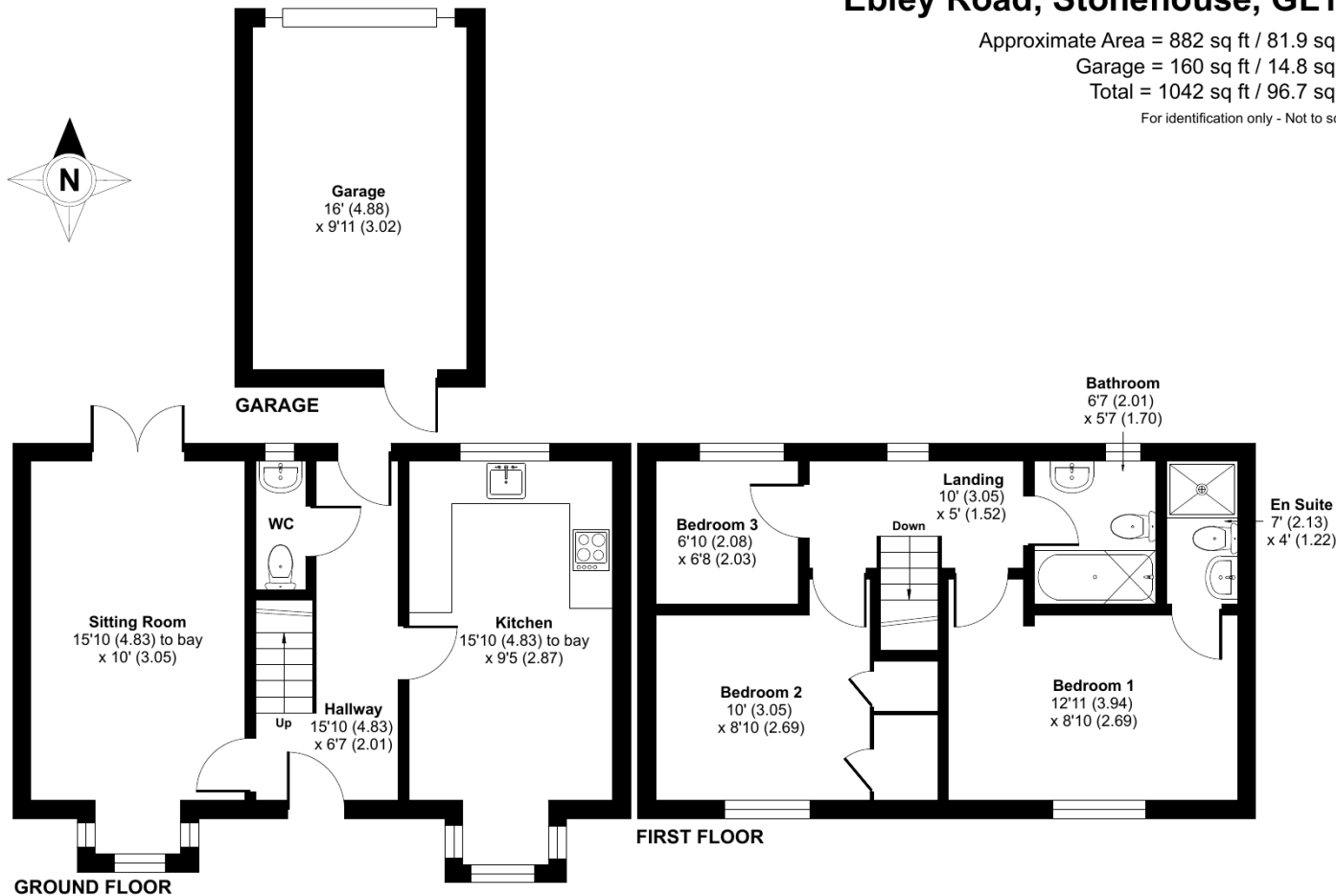
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Approximate Area = 882 sq ft / 81.9 sq m

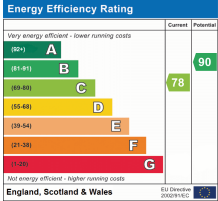
Garage = 160 sq ft / 14.8 sq m

Total = 1042 sq ft / 96.7 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: 1165438



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.