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3 BRIDGE MEAD, EBLEY, STROUD, GLOUCESTERSHIRE, GL5 4BP

The Property

Offered to the market with NO ONWARD CHAIN, this beautifully presented three-bedroom townhouse offers spacious and thoughtfully arranged accommodation over three floors, enjoying an attractive canal-side setting and overlooking a lovely communal green.

There is a lovely sense of light throughout the house, with well-proportioned rooms and a layout that works comfortably for everyday living, entertaining and family life. The generous sitting/dining room opens directly onto the pretty paved rear garden, creating an easy connection between inside and out, while the upper floors provide three double bedrooms, a family bathroom and an en-suite shower room.

The entrance hall provides a welcoming first impression, with stairs rising to the upper floors and a useful downstairs cloakroom positioned close by.

The fitted kitchen sits to the front of the property and is arranged with a range of cabinets and work surfaces, providing a practical and well-planned space for day-to-day cooking.

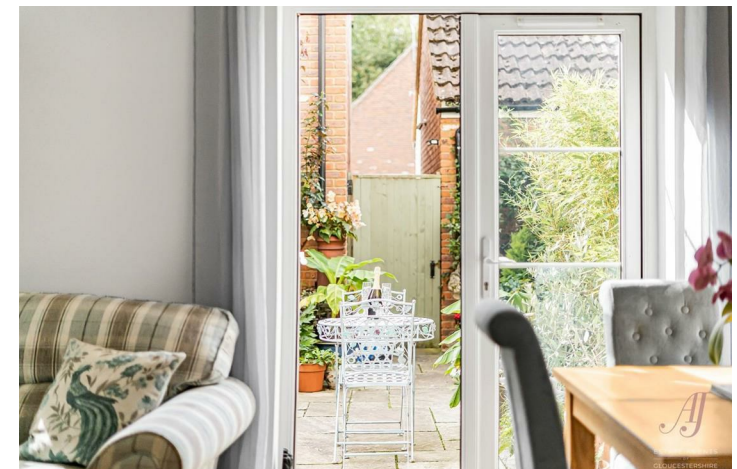
To the rear is the generous sitting/dining room, a wonderfully comfortable and versatile living space with plenty of room for both relaxed seating and a dining table. Glazed doors open directly onto the garden, bringing in plenty of natural light and making this a particularly enjoyable room for entertaining during the warmer months.

Stairs rise to the first floor where there are two generous double bedrooms together with the family bathroom. Both rooms are well proportioned and offer excellent flexibility for family, guests or working from home.

The family bathroom is fitted with a modern white suite including a bath, WC and wash basin.

The entire second floor is devoted to the master bedroom suite, creating a wonderful sense of privacy away from the rest of the accommodation. The bedroom itself is particularly spacious and is complemented by an impressive walk-in dressing room, fitted wardrobe and en-suite shower room, giving this floor the feel of a private retreat within the home.

A beautifully presented and surprisingly spacious property, with a garage, off-street parking for one car, excellent links to Stroud and Stonehouse and countryside walks close by, all with the added attraction of NO ONWARD CHAIN





Outside

To the rear is an enclosed garden arranged as an attractive and manageable outside space, ideal for anyone wanting somewhere to sit and entertain without the upkeep of a large garden.

Immediately adjoining the house is a paved seating area, creating a natural extension of the sitting/dining room during the warmer months and providing space for outdoor furniture and dining.

The garden is softened by established planting, which adds colour and interest while also giving the space a more private and welcoming feel.

The property also benefits from a separate garage, providing useful parking and additional space for bikes, tools or general household items



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating C





Location

Ebley sits alongside the Stroudwater Canal, with Ebley Mill forming an important part of the area's industrial heritage. The former woollen mill, dating from the early 19th century, is now home to Stroud District Council, while the waterside development around Ebley Wharf has created an attractive residential setting with a real sense of community.

Close by is Kitsch Coffee & Wine Bar, enjoying a lovely canal-side position and providing a relaxed spot for coffee, brunch or evening drinks. The canal towpath is also within easy reach, offering particularly enjoyable walks and cycle routes towards both Stroud and Stonehouse. Tripadvisor
Stroud town centre is within easy reach and is well known for its independent shops, cafés, arts and music scene, together with the popular Five Valleys shopping and food destination and its well-established Farmers' Market.

For commuters, both Stroud and Stonehouse railway stations are accessible, with direct rail services to London Paddington, while the M5 provides convenient road links towards Gloucester, Cheltenham, Bristol and beyond.

The area is also well placed for a broad choice of schooling, including primary and secondary education, Stroud's grammar schools and a number of independent schools within the wider area.



Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over the first set and turn left at the third set of traffic lights onto Elbey Wharf, following the road over the Bridge and turn immediately right, the property is located half way down on the right hand side as denoted by our for sale board.



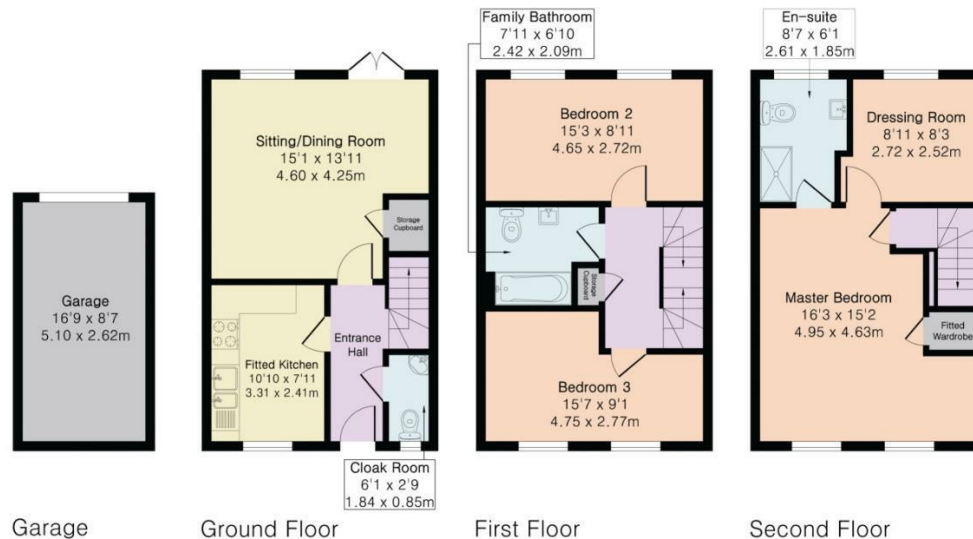
**Approximate Gross Internal Area 1153 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 379 sq ft – 35 sq m

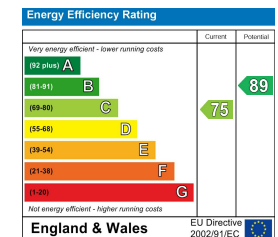
First Floor Area 390 sq ft – 36 sq m

Second Floor Area 384 sq ft – 36 sq m

Garage Area 144 sq ft – 13 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.



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