



**Orchard Road, Ebley GL5 4TZ**  
**£259,950**



## Orchard Road, Ebley GL5 4TZ

• Semi-detached house • Two double bedrooms • Well-proportioned accommodation throughout • Generous South facing rear garden • Potential for driveway parking - subject to planning permission • Situated between Stroud and Stonehouse • Local amenities nearby • Freehold • Council tax band B (£1,869.97) • EPC rating D63

**£259,950**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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**www.naylorpowell.com**

### Entrance Hall

uPVC door to entrance hall and single-glazed window to front elevation. Access to living room/diner, kitchen, cloakroom and stairs rising to the first floor. Radiator.

### Living Room/Diner

uPVC double-glazed window to rear elevation. Gas fireplace. Two radiators.

### Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include one bowl sink with mixer tap and drainer, washing machine, freestanding oven with four ring electric hob and under-counter fridge. Storage cupboard. Radiator.

### Utility Room

Single-glazed window and wooden door to rear elevation and access to lobby. Storage cupboard. Radiator.

### Lobby

uPVC door to front elevation and window to storage cupboard.

### Cloakroom

Single-glazed window to front elevation. Low-level WC and wash hand basin.

### Bedroom One

uPVC double-glazed window to rear elevation. Feature fireplace. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Outside

The South facing rear garden is generous in size and mostly laid to lawn. There are raised bed borders and a footpath. The garden benefits from a greenhouse and storage shed. There may be an opportunity to create a driveway to the front, subject to planning.

### Location

Conveniently located in-between Stroud and Stonehouse, this location provides access to stunning canal and country walks. St Matthew's Primary School and Foxmoor Primary School are easily accessible, while Stroud provides excellent shopping facilities as well as a wide range of recreational facilities with a leisure centre in Stroud. This location is also ideal for commuting and transport links, with a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. The centres of Gloucester, Cheltenham, Bath, Bristol & Swindon are all easily accessible, as are the M4 and M5 motorways.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,869.97 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

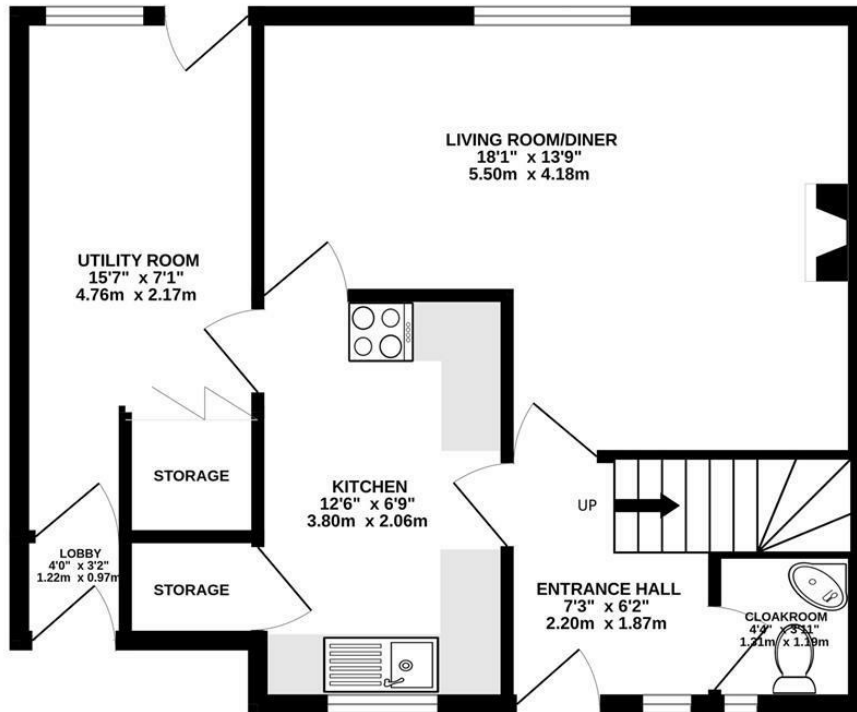
Heating: gas central heating.

Broadband speed: 13 Mbps (basic), 80 Mbps (superfast) and 10,000 Mbps (ultrafast).

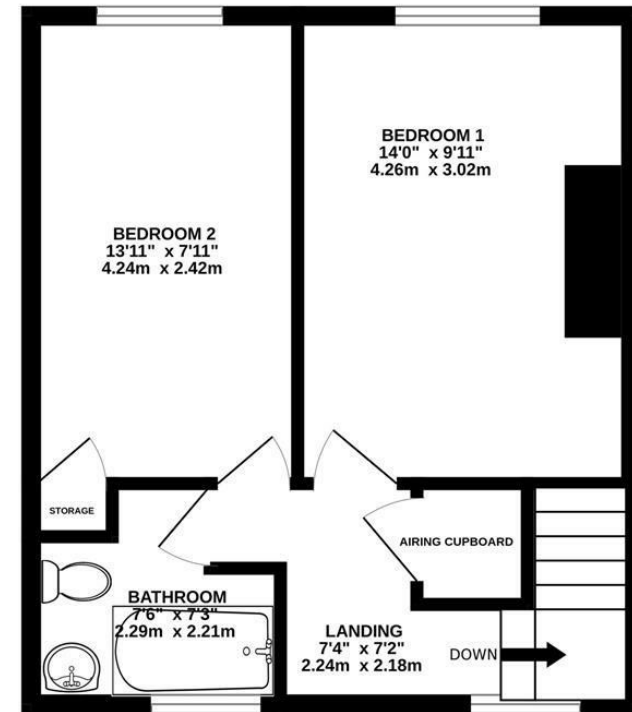
Mobile phone coverage: EE, Three (Limited), O2 and Vodafone (Limited).



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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