



**SawyerS**  
Sales & Lettings

**Cotswold Mead, East Drive, Ebley,  
Stroud, Gloucestershire, GL5 4QF  
Offers Over £350,000**



# Cotswold Mead, East Drive, Ebley, Stroud, Gloucestershire, GL5 4QF

**A neatly presented two double bedroom detached bungalow enjoying a generous corner plot garden in this tucked away position. Approached via a gated block paved driveway providing access to the garage and off road parking. Views over towards Selsley. No onward chain.**

**Sawyers Estate Agents** are pleased to bring to the market this neatly presented two double bedroom detached bungalow approached via a gated block paved driveway providing access to the garage and off road parking. Set in a tucked away position enjoying a generous enclosed garden and views over towards Selsley. The generous accommodation briefly consists entrance hall, living room, kitchen/dining room, cloakroom, two bedrooms and bathroom. While the property may require some updating, this presents an exciting opportunity for buyers to add their own personal touch. Benefits include double glazing (where specified) and gas central heating. No Chain.

**Amenities:** - Within Ebley and Cainscross there are local shops, Co-op store, Post Office, Public House and a take away shop. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance

## Entrance Hall

Door to front with two side windows, built in storage cupboard housing the wall mounted 'Worcester Bosch' combination boiler. Further storage cupboard. Radiator.

## Living Room 4.78m (15'8") x 4.13m (13'7")

Double glazed French doors to side, double glazed window to front, picture rail, fireplace with tiled surround, two radiators and television point.

## Kitchen/Dining Room 3.48m (11'5") x 3.03m (9'11")

Part glazed door to rear, window to rear, range of fitted wall and base units with work surface over, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted gas hob with electric oven under and filter hood over, built in larder cupboard and storage cupboard.

## Potting Lean To 3.61m (11'10") x 1.47m (4'10")

Doors to sides and windows to all sides.

## Bedroom One 3.65m (12'0") x 3.02m (9'11")

Double glazed window to front and radiator.

## Bedroom Two 3.19m (10'6") x 3.06m (10'0")

Double glazed window to rear and radiator.

## Cloakroom 1.84m (6'0") x 0.79m (2'7")

Window to side. W/C.

## Bathroom 1.8m (5'11") x 1.64m (5'5")

Double glazed window to rear, bath with shower over and pedestal wash hand basin, part tiled walls and radiator.

## Outside

The property is approached via a gated block paved driveway providing access to the garage and off road parking. The generous level gardens are mainly laid to lawn with patio/seating area, mature shrubs, enclosed with mixed hedging.

## Garage 4.42m (14'6") x 2.43m (8'0")

Up and over door to front, window to side, power and light.

## Selling Agent

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## Local Authority

Stroud District Council - Band C

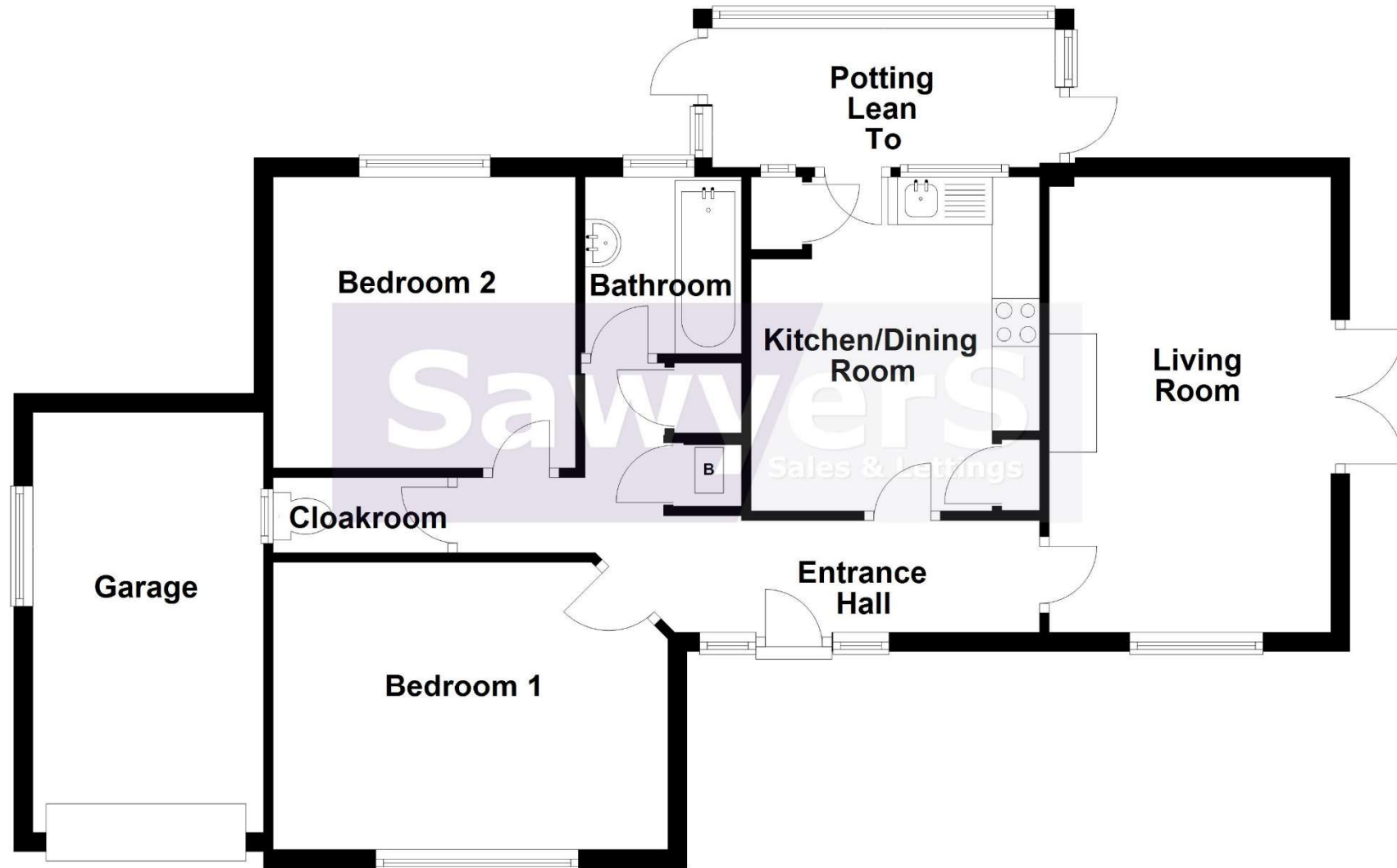
## Directions

For SAT NAV use:

Leaving Stroud, take the A419 towards Cainscross. At the Cainscross roundabout take the second exit onto Westward Road, continue past the council offices through the traffic lights until the mini roundabout. Take the second exit onto Foxmoor Lane. Continue under the bridge and turn right into East Drive. At the end of the road turn right, where the property will be found on your left, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

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