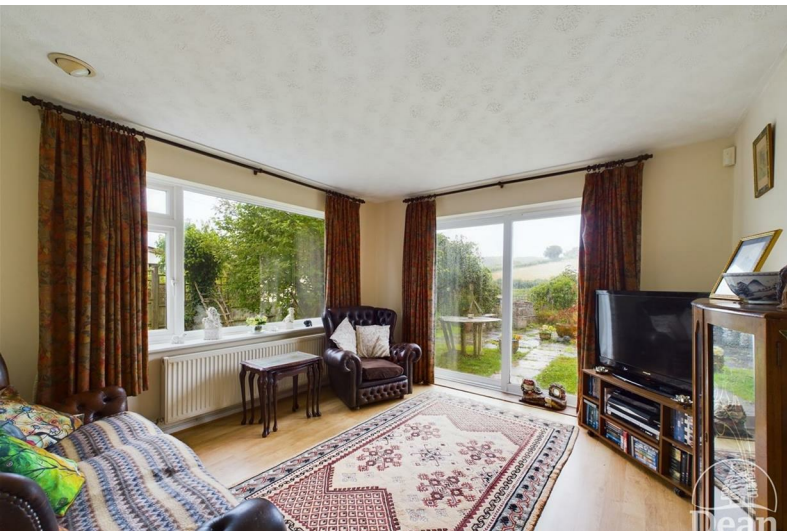




Varnister

Ruardean, GL17 9BQ

£425,000



*** VIRTUAL TOUR AVAILABLE *** *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this deceptive extended detached cottage situated in a semi rural location on the edge of the popular village of Ruardean.

The property benefits from entrance room, dining room, fitted kitchen, lounge overlooking the garden and fields, three bedrooms, family bathroom and separate shower room, laundry/utility/store room (former garage) double glazing and oil central heating.

Extensive lawned gardens with a variety of mature trees, shrubs and hedging and detached garage



Entrance Room :

10'8" x 10'2" (3.27 x 3.10)

Entered via UPVC door with double glazed window to front aspect, vinyl flooring, radiator, built in shelved storage cupboard, access to loft space.

Dining Room :

12'2" x 10'2" (3.71 x 3.12)

Double glazed window to front aspect, feature fireplace, radiator.

Inner Hallway :

3'8" x 2'10" (1.14 x 0.87)

Stairs to first floor, stairs to lower ground floor.

First Floor Landing :

3'3" x 2'9" (1.01 x 0.86)

Access to loft.

Bedroom 1 :

11'5" x 13'9" (3.48 x 4.20)

Double glazed window to rear aspect with open countryside views, radiator, two built in wardrobes.

Lower Ground Floor :

Integral glazed window.

Bedroom 2 :

11'3" x 8'2" (3.44 x 2.51)

Double glazed window to rear aspect, radiator.

Bedroom 3 :

8'0" x 7'4" (2.45 x 2.25)

Double glazed window to side aspect, radiator, recessed wardrobe area.

Kitchen :

9'11" x 8'0" (3.04 x 2.45)

Wall and base cabinets, sink unit, electric oven and hob, recess for fridge, tiled splash backs, radiator, access to loft space, double glazed window to front aspect, door to inner hall.

Inner Hallway :

4'5" x 7'4" (1.37 x 2.25)

Access to lounge and utility / storage room (former garage), small loft hatch.

Bathroom :

5'10" x 11'5" (1.78 x 3.49)

White suite comprising of bath, low level WC, wash hand basin, double glazed window to front aspect, towel radiator.

Shower Room :

6'6" x 5'0" (2.00 x 1.54)

Shower cubicle, vanity wash hand basin, low level WC, double glazed window to side aspect, built in airing cupboard with hot water tank, towel radiator.

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Lounge :

11'5" x 12'0" (3.50 x 3.67)

Laminate flooring, double glazed window to side aspect, patio doors to rear, radiator.

Laundry/Storage/Workshop :

12'3" x 18'7" (3.75 x 5.68)

Accessed from the hallway.

Former Garage, Plumbing for washing machine, double glazed window and door to outside.

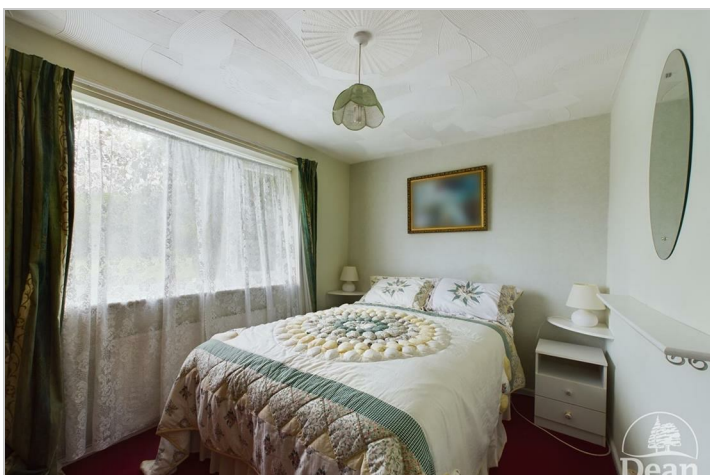
Outside :

The extensive lawned gardens lie predominantly

to the side and rear of the property. Twin wooden gates from the road gives access. There is an abundance of mature hedging, shrubs and trees, a greenhouse and shed, patio area, oil tank and access to the oil boiler which is integral to the house. The outlook from the rear is over fields. On the opposite side of the lane is a detached garage in need of repair.

Detached Garage :

In need of repair or replacing. The land surrounding the garage does not belong to the property.



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Road Map



Hybrid Map



Terrain Map



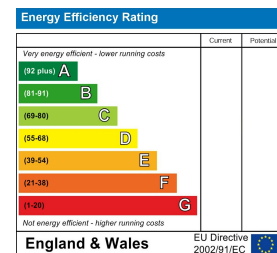
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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