



High Street

Ruardean, GL17 9US

£195,000



A fantastic opportunity for first time buyers, investors or holiday let potential. The property has recently undergone renovations to include new windows and doors, wall and loft insulation and air source heating. The cottage also has many original features such as exposed beams, inglenook fireplace, wooden doors and exposed wood floors. Outside there is an enclosed garden with a new shed for additional storage.

Nestled in the charming village of Ruardean, this delightful terraced cottage on High Street offers a perfect blend of character and modern living. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The well-appointed bedroom ensures a peaceful retreat, while the bathroom is conveniently located for ease of use.

One of the standout features of this cottage is its character, with original details that add to its unique charm. The re-fitted windows and doors not only enhance the aesthetic appeal but also improve energy efficiency, making this home both beautiful and practical. The addition of newly installed Air Source Heat Pump system with new radiators and solar panels further underscores the property's commitment to sustainability, allowing for reduced energy costs and a smaller carbon footprint.

The cottage style garden to the rear is a delightful outdoor space, perfect for enjoying the fresh air or tending to your plants. It offers a serene escape from the hustle and bustle of daily life, making it an ideal spot for relaxation or entertaining guests.

This property is situated in a picturesque village location, providing a sense of community and tranquility. With its blend of traditional features and modern conveniences, this cottage is a wonderful opportunity for those seeking a charming home in a lovely setting. Whether you are a first-time buyer or looking to downsize, this cottage is sure to impress.



Sitting Room :

10'3" x 12'0" (3.13 x 3.67)

Entered via UPVC double glazed door, inglenook fireplace with wood burning stove, character beams, stripped door, quarry tiled floor, period wall cupboard, vertical radiator, stairs to first floor, under stairs cupboard, double glazed window to front aspect, latch door and two steps down to the kitchen.

Study / Bedroom 3 :

7'3" x 11'10" (2.22 x 3.63)

Picture rail, radiator, tiled floor, double glazed window to front aspect.

Kitchen :

10'3" x 9'2" (3.13 x 2.81)

Sink unit, radiator, hot water tank, tiled floor, window to rear aspect, double glazed door to rear.

Shower Room:

4'2" x 5'3" (1.28 x 1.61)

Shower cubicle with wash hand basin, towel radiator, tiled floor, latch door to WC.

WC :

4'1" x 3'8" (1.27 x 1.13)

Low level WC, double glazed window to rear aspect, radiator.

Bedroom 1 :

10'11" x 11'7" (3.35 x 3.55)

Exposed floorboards, timber beamed wall, radiator, access to loft space, double glazed window to front aspect, window to rear aspect, access to dressing room / bedroom 2 / nursery.

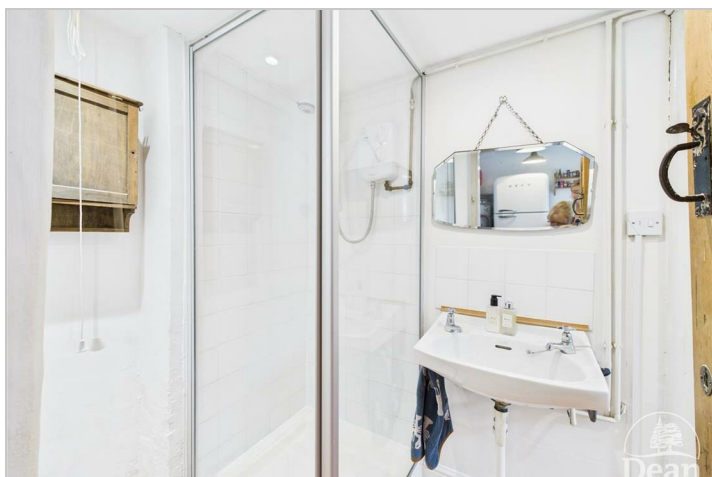
Dressing Room / Bedroom 2 / Nursery :

7'6" x 11'8" (2.30 x 3.56)

Exposed floor boards, radiator, double glazed window to front aspect, window to rear aspect.

Outside :

Fully enclosed cottage style garden to the rear of the property, laid to lawn with mature shrubs and countryside views, a new garden shed for additional storage. The property has right of pedestrian access over the rear and side pathway of the adjoining property to the right hand side.



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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



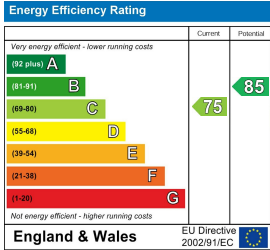
Floor Plan



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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