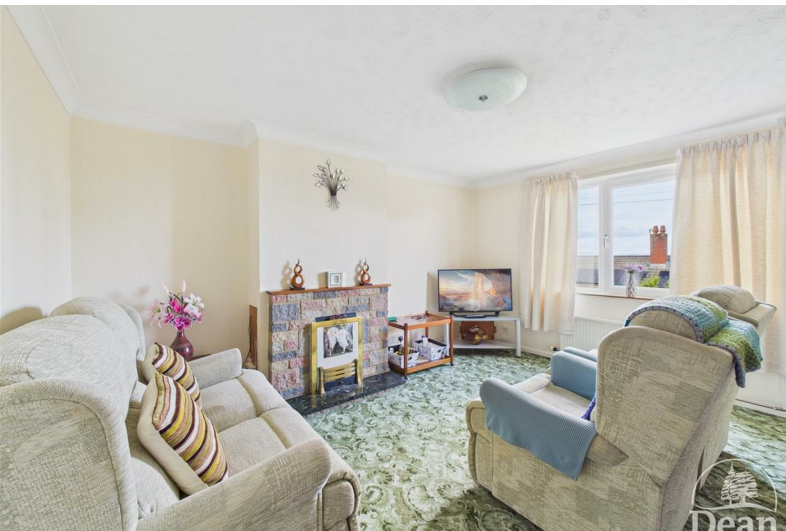




Highfield Road

Ruardean, GL17 9XA

£199,950



Situated in the charming village of Ruardean, this delightful semi-detached house on Highfield Road offers a wonderful opportunity for those seeking a comfortable and inviting home. Built in 1964, the property has been lovingly maintained by the present owners since its inception, ensuring a warm and welcoming atmosphere throughout.

The house features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The bathroom is conveniently located, providing all the necessary amenities for daily living.

One of the standout features of this property is the ample parking available for two vehicles, a rare find in such a sought-after village location. The surrounding area boasts a friendly community and picturesque scenery looking towards the Welsh Mountains, making it an ideal place to settle down.

The property is heated by bottled LPG, ensuring a reliable and efficient heating solution. This semi-detached house presents a fantastic opportunity to enjoy village life while being close to local amenities and transport links.

In summary, this charming home on Highfield Road is a perfect blend of comfort, convenience, and character, making it a must-see for anyone looking to embrace the tranquil lifestyle that Ruardean has to offer.



APPROACHED FROM THE REAR

Rear Hallway :

8'7" x 3'9" (2.64 x 1.16)

Entered via UPVC door, radiator, fuse board, understairs cupboard.

Utility Room :

7'11" x 4'11" (2.42 x 1.51)

Plumbing for washing machine, double glazed window to front aspect.

Kitchen :

7'9" x 10'4" (2.38 x 3.15)

Matching base cabinets, sink unit, dresser unit, electric cooker point, pantry, wall mounted gas boiler.

Living Room :

13'7" x 13'3" (4.15 x 4.04)

Fireplace with gas fire, radiator, double glazed window to front aspect, far reaching views to the welsh mountains.

Front Hallway :

4'4" x 4'0" (1.34 x 1.23)

UPVC door to front, stairs to first floor, double glazed window to side aspect.

First Floor Landing :

6'3" x 6'11" (1.93 x 2.12)

Access to loft space with ladder, radiator, double glazed window to side aspect.

Bedroom 1 :

9'3" x 13'4" (2.84 x 4.07)

Built in over stairs cupboard, fitted wardrobes, radiator, double glazed window to front aspect with far reaching views of the Welsh Mountains.

Bedroom 2 :

12'7" x 9'3" (3.84 x 2.84)

Fitted wardrobes, built in airing cupboard, radiator, double glazed window to rear aspect.

Bathroom :

5'7" x 8'2" (1.71 x 2.49)

Large shower enclosure, low level WC, wash hand basin, partially tiled walls, radiator, double glazed windows to side and rear aspects

Outside :

Front - Lawned garden, pathway to front door, side gate to rear, shed with power points.

Rear - two off road parking spaces, wrought iron gates, steps down to entrance hallway.



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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

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

Utility Room
7'11" x 4'11"
2.42 x 1.51 m

Hallway
4'4" x 8'0"
1.34 x 2.3 m

Living Room
13'7" x 13'2"
4.15 x 4.04 m

Kitchen
7'9" x 10'3"
2.38 x 3.15 m

Hallway
8'8" x 3'9"
2.64 x 1.16 m

Floor 0

Bedroom
9'3" x 13'4"
2.84 x 4.07 m

Bedroom
12'7" x 9'3"
3.84 x 2.84 m

Landing
6'4" x 6'11"
1.93 x 2.12 m

Bathroom
5'7" x 8'11"
1.71 x 2.49 m

Floor 1

Approximate total area⁽¹⁾
712 ft²
66.3 m²

(1) Excluding balconies and terraces

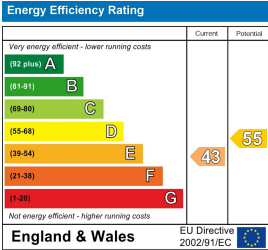
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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