FREEHOLD

£229,950

2 TRACEY COTTAGES, THE HOLLOW, RUARDEAN HILL, RUARDEAN HILL, GLOUCESTERSHIRE, GL17 9AP

- Panoramic views
- Two/ three bedrooms
- Two bathrooms
- Off Road parking
- Deceivingly spacious
- Oil central heating
- Gardens
- Balcony

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IT'S ALL ABOUT THE VIEWS WITH THIS DECEIVINGLY SPACIOUS THREE STORY COTTAGE ON POPULAR RUARDEAN HILL . IT OFFERS 2 BEDROOMS AND THE POTENTIAL FOR SEMI INDEPENDENT LIVING SPACE AT LOWER GROUND FLOOR. THE VIEWS TAKE IN THE GOLDEN VALLEY WITH MAY HILL BEYOND. IDEAL AS A HOLIDAY HOME OR JUST A GREAT PLACE TO LIVE.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a range of amenities to include post office/general store, public house and doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

Entrance Porch:

Kitchen: 11' 0" x 10' 0" (3.35m x 3.05m), Fitted at wall and base level with sink unit ,fitted double oven ,hob .There are tiled splash backs an oil fired boiler for central heating and hot water. A tiled floor window to front and door to.

Dinning room: 8' 0" x 8' 0" (2.44m x 2.44m), Open plan with lounge and with stairs to upper and lower levels.

Lounge: 14' 7" x 11' 0" (4.44m x 3.35m), With display fire place, radiator and patio doors to balcony

Balcony: 12' 0" x 9' 0" (3.65m x 2.74m), With Panoramic views over the Golden Valley

First Floor Landing:

Bedroom 1: 14' 2" x 11' 5" (4.31m x 3.48m), Radiator, window to rear with panoramic views.

Bedroom 2: 11' 0" x 11' 0" (3.35m x 3.35m), Radiator , airing cupboard, window to front.

Bathroom: Three piece suite, tiled splash backs, radiator

Lower Ground Floor: Stairs from dining room.

Study: 8' 0" x 8' 0" (2.44m x 2.44m), Is open plan to

Lower Ground Floor Kitchen: 14' 0" x 11' 7" (4.26m x 3.53m), Fitted at wall and base level ,fitted hob , sink unit tiled splash backs, tiled floor, window to side. Open plan to

Garden Room: 11' 2" x 6' 5" (3.40m x 1.95m), Door to rear , window to rear with views ,tiled floor.

Shower Room: Shower cubicle ,wc , tiling to walls ,tiled floor.

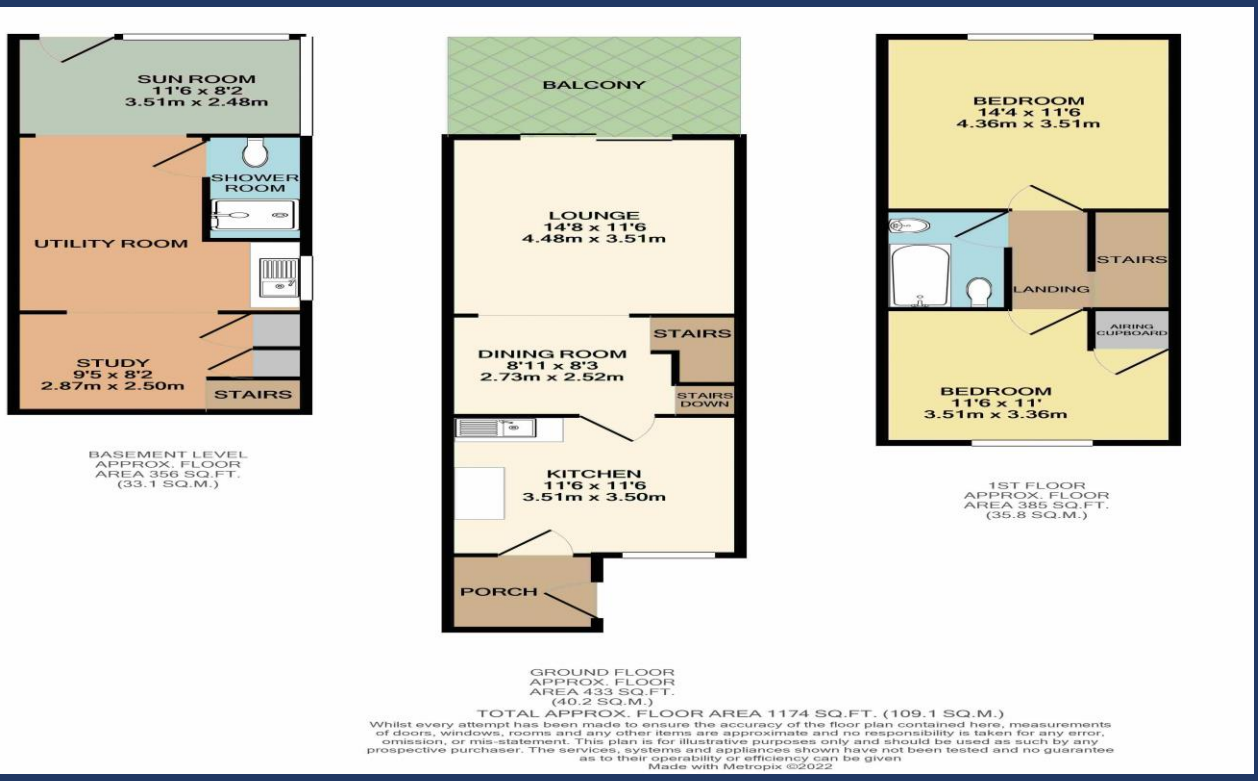
Front garden: There is off road parking for 2 vehicles opposite the property and a small courtyard to front.

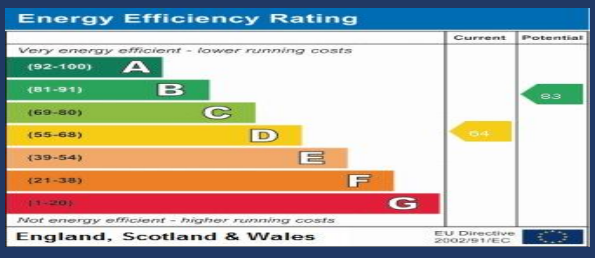
Rear Garden: Having panoramic views, there is a large graveled patio and lower lawn area. Right of way

Services: Mains water and electrics. Oil central heating. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band B.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.





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