



**FREEHOLD**

**£245,000**



**7 WEST END, RUARDEAN, GLOUCESTERSHIRE, GL17 9TP**

- THREE BEDROOMS
- KITCHEN
- DOWNSTAIRS W.C.
- GARAGE & OFF ROAD PARKING FOR THREE VEHICLES
- EN-SUITE TO MASTER BEDROOM
- LOUNGE/DINER
- DOUBLE GLAZING & CENTRAL HEATING
- POPULAR VILLAGE LOCATION

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## 7 WEST END, RUARDEAN, GLOUCESTERSHIRE, GL17 9TP

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS COTTAGE STYLE, MODERN THREE BEDROOMED HOUSE SITUATED WITHIN THE POPULAR VILLAGE OF RUARDEAN WITH ITS RANGE OF LOCAL FACILITIES TO INCLUDE DOCTORS SURGERY, PRIMARY SCHOOL AND PUBLIC HOUSE. THE PROPERTY IS ALSO WITHIN THE CATCHMENT AREA FOR THE POPULAR DENE MAGNA SECONDARY SCHOOL.**

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

**Canopied Entrance Porch:** Leading to front door which has a glass motif inset.

**Entrance Hall:** Wooden flooring, radiator.

**Cloakroom:** Two piece suite comprising low level W.C., wash hand basin, tiled floor, radiator.

**Kitchen: 11' 6" x 8' 7" (3.50m x 2.61m),** With a range of matching wall and base units providing worktop and storage space, fitted induction hob with electric oven under and extractor over, 1 ½ bowl sink unit, wine rack, plumbing for automatic washing machine, tiled floor, tiled splash-backs, spotlights, window to front.



**Lounge: 15' 7" (max.) x 13' 5" (4.75m x 4.09m),** Window to rear, French door to outside, wood flooring feature fireplace with wood mantle housing flame-effect electric fire, spotlights, radiator, under-stairs storage cupboard.

First floor stairs to -

**Landing:** Access to loft which is part boarded. Cupboard housing 'Electra Mate' providing central heating and domestic hot water.

**Bedroom One: 12' 4" x 9' 0" (3.76m x 2.74m),** Window to front, radiator, cupboard, spotlight. En-Suite – Three piece suite comprising low level W.C., shower cubicle, wash hand basin, tiled floor, chrome heated towel rail, window with obscure glass.



**Bedroom Two: 9' 3" x 8' 4" (2.82m x 2.54m),**  
Window to rear, radiator.

**Bedroom Three: 9' 6" x 6' 0" (2.89m x 1.83m),**  
Window to rear, radiator.

**Family Bathroom:** Three piece suite in white comprising low level W.C., panelled bath and wash hand basin, extractor fan, tiled floor, tiled splash-backs.

**Outside:** The south facing gardens have patio area with steps leading to gravelled and flagstone path with raised bed and lawned area, further steps leading to decked area with balustrade, ideal for outside entertaining. Gateway leads to double space parking area. There is a single garage en-bloc a short distance from the rear of the property with further parking space.

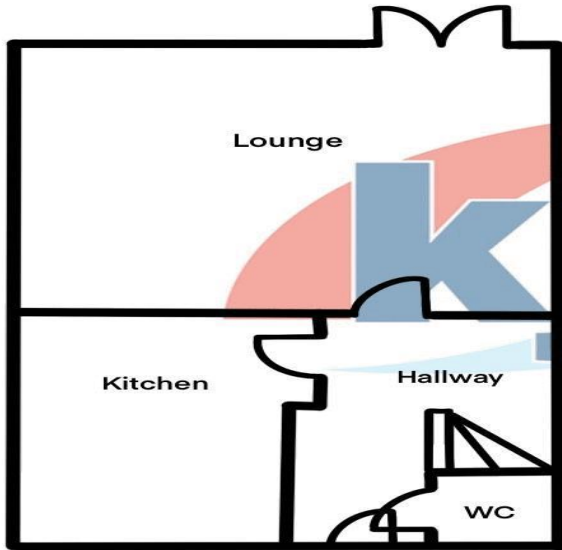
**Services:** Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



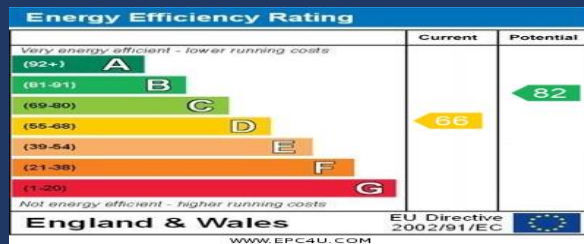
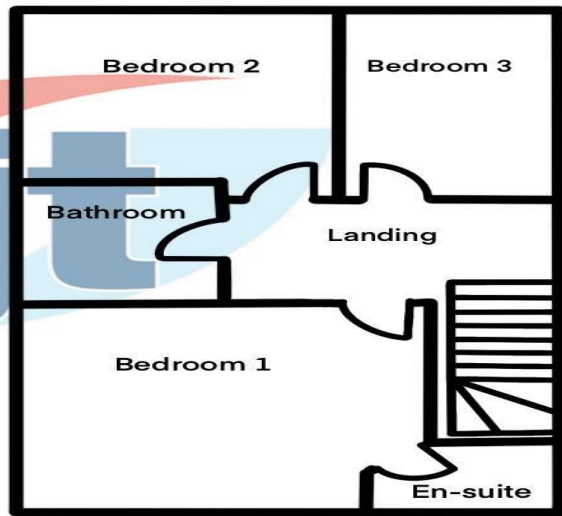
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

Ground floor



First floor



PASSIONATE  
ABOUT  
*Property*  
SINCE 1982