



**FREEHOLD**

**£365,000**



**MARFELLS VIEW, BRIERLEY ROAD, RUARDEAN WOODSIDE,  
RUARDEAN, GLOUCESTERSHIRE, GL17 9XU**

- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- INTEGRAL GARAGE
- VIEWS
- LARGE LOUNGE
- CENTRAL HEATING
- PRIVATE GARDENS
- NEAR TO GOOD LOCAL SCHOOLS

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# MARFELLS VIEW, BRIERLEY ROAD, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XU

## A SPACIOUS AND WELL MAINTAINED THREE BEDROOMED DETACHED SPLIT LEVEL HOME IN A SOUGHT AFTER LOCATION WITH FINE VIEWS AND PLANNING PERMISSION TO EXTEND.

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by with primary school. 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.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

**Porch:** Window with views.

**Lounge:** 16' 6" x 14' 6" (5.03m x 4.42m), Brick fireplace with wood-burner, window to front with views, radiator.

**Kitchen:** 17' 6" x 11' 7" (5.33m x 3.53m) Fitted at wall and base level, peninsular unit, radiator, oven & hob, sink unit, plumbing for automatic washing machine, open plan to -



**Garden Room:** 9' 5" x 8' 4" (2.87m x 2.54m), French door to garden, radiator, window to rear.

**Side Hall:** Radiator, door to side.

**Bedroom Three:** 8' 1" x 7' 0" (2.46m x 2.13m), Window to rear, radiator.

First floor stairs to -

**Landing:** Access to loft.

**Bedroom One:** 15' 0" x 13' 3" narrowing to 9' 2" (4.57m x 4.04m), Window to front with views, radiator.

**Bedroom Two:** 12' 5" x 9' 6" (3.78m x 2.89m), Built-in wardrobes, radiator, window to front with views, window to side.

**Bathroom:** Three piece suite, paneled bath, vanity wash hand basin, W.C., radiator towel rail.

**Outside:** Gateway to drive and turning area, lawned area. The rear garden has lawned area, patio, fish pond, decked area, workshop with bar. Integral garage with power and light.

**Services:** Mains water, electricity 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.

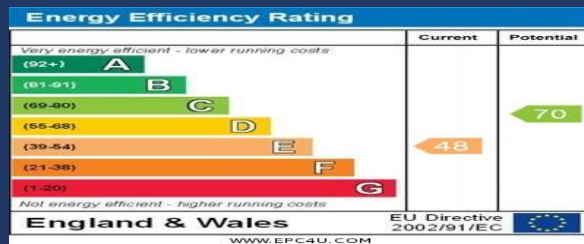
**01594 823033**

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ABOUT  
*Property*  
SINCE 1982