



FREEHOLD

£324,950



**THE OLD POLICE HOUSE, DRYBROOK ROAD, RUARDEAN,
GLOUCESTERSHIRE, GL17 9UX**

- THREE DOUBLE BEDROOMS
- LOUNGE
- LIVING/GARDEN ROOM
- DOUBLE GLAZING & AIR SOURCE
CENTRAL HEATING
- GOOD SIZED GARDENS
- KITCHEN
- DINING ROOM
- REAR PORCH/UTILITY
- CAVITY WALL INSULATION
- GARAGE

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**ALWAYS SOUGHT AFTER, AN EX POLICE HOUSE WITH THREE DOUBLE BEDROOMS
IN THE POPULAR VILLAGE OF RUARDEAN AND WITH PRIVATE GARDENS AND
GREAT VIEWS TO THE FRONT - NO ONWARD CHAIN.**

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. There is a primary school and the village is 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.

Glazed entrance door to -

Living/Garden Room: 14' 9" x 9' 6" (4.5m x 2.9m), Patio doors to rear, radiator, door through to -

Hall: Stairs off, under-stairs storage cupboard, dado rail, radiator.

Lounge: 16' 1" x 11' 1" (4.9m x 3.39m), Working stone fireplace, full height cupboard, window to front with views towards the Welsh Mountains, window to rear, radiator.



Dining Room: 11' 10" x 9' 10" (3.6m x 3m), Window to front with views towards the Welsh Mountains, shelves in alcove.

Kitchen: 11' 2" x 8' 6" (3.4m x 2.6m), Fitted at wall and base level providing ample worktop and storage space, under-unit space for fridge and freezer, free standing electric cooker, radiator, under-unit space for washing machine, sink unit, tiled splash-backs, window overlooking garden, door through to -

Rear Porch/Utility Room: 7' 10" x 5' 7" (2.4m x 1.7m), Of glazed construction, Belfast sink, door to outside, quarry tiled floor.



Landing: Access to loft.

Bedroom One: 13' 2" x 9' 11" (4.01m x 3.02m),
Two built-in cupboards, radiator, window to front with views towards the Welsh Mountains.

Bedroom Two: 10' 2" x 9' 4" (3.10m x 2.84m),
Window to front with views towards the Welsh Mountains, radiator, built cupboard.

Bedroom Three: 11' 4" x 8' 4" (3.45m x 2.54m),
Window to rear, radiator.

Bathroom: Three piece suite with tiling to walls, over-bath shower with screen, radiator, window.

Attached Garage: 16' 9" x 8' 6" (5.1m x 2.6m),
With electric roller garage door, power and light, plant room for heating system. Pedestrian door from garden to rear of garage.

Outside: Gardens to front, side and rear elevation with front garden being mainly to lawn, driveway to garage and parking, pathway leading to front door. To side and rear there is a vegetable garden, lawned areas, herbaceous borders, formal garden area with water feature. Parking for two cars.

Brick Outhouse: 2.5m x 1.6m with power and light.

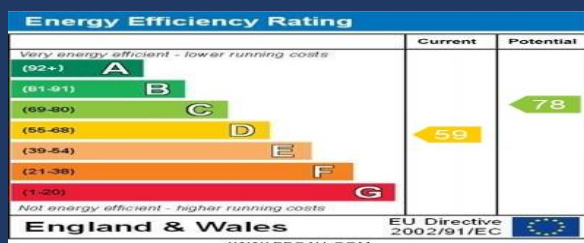
Wooden Shed: 2.4m x 1.8m with power and light.

Services: Mains water, electricity and drainage are connected to the property. Air source heat pump provides central heating and domestic hot water. 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



PASSIONATE
ABOUT
Property
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