



**FREEHOLD**

**£199,999**



**45 HIGHFIELD ROAD, RUARDEAN, GLOUCESTERSHIRE, GL17  
9XA**

- TWO DOUBLE BEDROOMS
- KITCHEN
- DOWNSTAIRS W.C.
- AIR SOURCE CENTRAL HEATING
- LOVELY OUTLOOK
- LOUNGE
- STUDY
- DOUBLE GLAZING
- PARKING AND GARDENS

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**



## 45 HIGHFIELD ROAD, RUARDEAN, GLOUCESTERSHIRE, GL17 9XA

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS TWO BEDROOM SEMI-DETACHED HOUSE IN THE PRETTY VILLAGE OF RUARDEAN. THE PROPERTY BENEFITS FROM OFF ROAD PARKING, WELL ESTABLISHED REAR GARDEN AND AIR SOURCE CENTRAL HEATING.

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.

Stone walled canopied entrance porch with door leading to -

**Lounge:** 17' 8" x 12' 5" (5.38m x 3.78m) (including stairwell), Double glazed bay window to front, feature fireplace, T.V. point, radiator, door to -

**Kitchen/Breakfast Room:** 11' 9" x 11' 6" (3.58m x 3.51m), Range of matching wall and base units providing ample storage space, integral oven with gas hob (provided by Calor gas) with extractor over, integral fridge/freezer, one and a half bowl sink unit, tiled floor, radiator, window overlooks rear garden, door to inner lobby off which is -

**Office Room:** Window to side and under-stairs cupboard, radiator.



**Downstairs Cloakroom:** Low level W.C., sink, window.

From Lounge, stairs to -

**First Floor Landing:** Access to loft, cupboard, radiator, window to side.

**Bedroom One:** 14' 7" x 9' 11" (4.44m x 3.02m), Great sized room, could possibly be divided to make two bedrooms, hanging and store areas, radiator, window to front with fantastic views towards the Welsh Mountains.



**Bedroom Two: 13' 2" x 9' 4" (4.01m x 2.84m),**  
Window to rear with lovely outlook over the garden, radiator.

**Family Bathroom:** Suite in white comprising low level W.C., wash hand basin, panelled bath and shower cubicle, two windows, radiator.

**Outside:** To the front of the property is a parking bay, there are areas of dry stone walling that have been planted with seasonal shrubs. Steps lead up to the front porch, pedestrian access to rear gardens. There is a patio and boiler providing air source heating, a covered area and a stone shed. Steps lead you up through the good sized garden with a seating area. The garden is well stocked with shrubs and plants (currently a little overgrown). There is also a workshop and the garden has walled boundaries.

**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  
675 sq.ft. (62.7 sq.m.) approx.

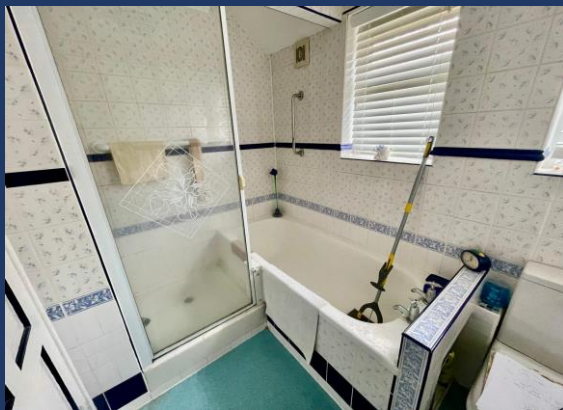


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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 of 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.  
Made with Metropix ©2020



PASSIONATE  
ABOUT  
*Property*  
SINCE 1982