



**FREEHOLD**

**£329,995**



**ROSLIN, FOREST ROAD, RUARDEAN WOODSIDE, RUARDEAN,  
GLOUCESTERSHIRE, GL17 9XW**

- THREE BEDROOMS
- RURAL LOCATION
- SOLAR PANELS
- DOUBLE GLAZING
- LARGE GARDENS
- GARAGE & OFF ROAD PARKING
- LARGE LIVING ROOM
- SOUGHT AFTER LOCATION

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# ROSLEN, FOREST ROAD, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XW

KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE POPULAR RUARDEAN WOODSIDE LOCATION. ALTHOUGH IN NEED OF SOME UPDATING, THE PROPERTY BENEFITS FROM A GREAT SIZED GARDEN, AMPLE OFF ROAD PARKING AND IS LITERALLY A STONE'S THROW FROM THE WOODS FOR WALKING AND CYCLE TRACKS FOR THOSE WHO ENJOY BIKING. THERE IS A LOVELY LIGHT AND AIRY LIVING ROOM, PRETTY GARDENS AND A GARAGE WITH EXTRA STORAGE

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 and offers a range of amenities to include post office/general store, 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.

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.

UPVC door to -

**Entrance Hall:** Door to -

**Lounge:** 21' 11" x 11' 0" (6.68m x 3.35m), Lovely light and airy room having windows to three aspects, open coal fire with tiled surround, T.V. point, storage heater.

Also off the hall -



**Kitchen:** 12' 3" x 8' 4" (3.73m x 2.54m), Window overlooks the garden, wall and base units provide ample storage, one and a half bowl sink unit with mixer tap, cooker with extractor over, tiled splash-backs, larder, plumbing, tiled floor, door to -

**Hall:** Off which is -

**Bedroom One:** 13' 7" x 9' 10" (4.14m x 2.99m), Window, built-in wardrobe, storage heater.

**Bedroom Two:** 10' 6" x 9' 11" (3.20m x 3.02m), Window, built-in fitted wardrobes, storage heater.



**Bedroom Three: 9' 11" x 8' 1" (3.02m x 2.46m),**  
Window, built-in wardrobe, storage heater.

**Family Bathroom:** Three piece suite, tiling to walls, towel rail radiator, window.

**Conservatory: 11' 1" x 10' 0" (3.38m x 3.05m),**  
Fully glazed, door to outside and inner door to a passage with store and shelving leading to another good sized store area/workshop with W.C. and sink. This opens into the garage (14' 0" x 8' 3" (4.26m x 2.51m)) with up and over door, power and light.

**Outside:** Double gates lead onto the property and a drive providing parking leads to the garage. The gardens are mainly laid to lawn with shrubs and herbaceous borders, there is a store shed, outdoor water supply and various areas to sit and enjoy the sun. There are fence and hedge boundaries.

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

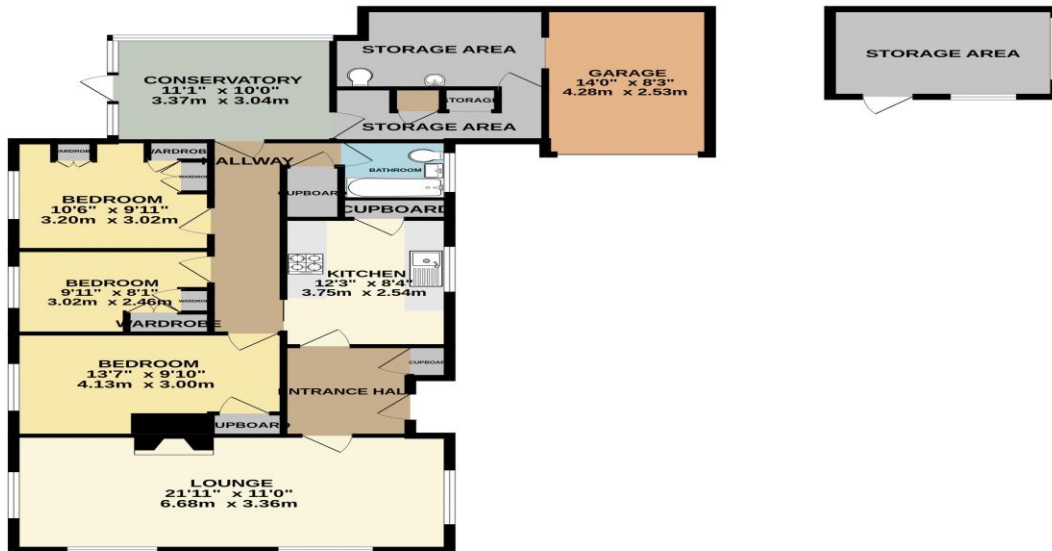


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

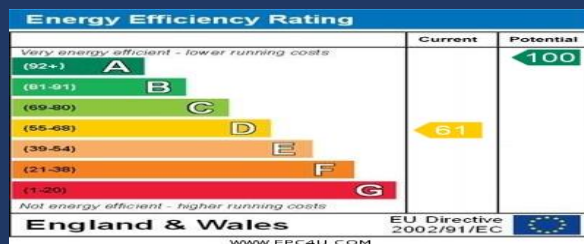


GROUND FLOOR  
1293 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.2 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 misstatement. 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 operation or efficiency can be given.  
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