



FREEHOLD

£240,000



12 CROOKED END PLACE, RUARDEAN, GLOUCESTERSHIRE, GL17 9YN

- THREE BEDROOMS
- LOUNGE WITH WOOD BURNER & ACCESS TO THE GARDEN
- PRIVATE NO THROUGH ROAD POSITION
- DIMPLEX QUANTUM ELECTRIC HEATERS
- MODERN FITTED KITCHEN, OPENING TO DINING ROOM
- FAMILY SHOWER ROOM
- PARKING FOR TWO CARS
- DOUBLE GLAZING
- NO ONWARD CHAIN

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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.

Door to -

Entrance Hall: Telephone point.

Door to -

Lounge: 16' 1" x 11' 10" (4.90m x 3.60m), A lovely light and airy room with window overlooking the garden and door to outside. Feature fireplace with wood burner, tiled surround and stone hearth, perfect for snuggling up on chilly evenings! Wood effect floor and timber skirtings, T.V. point, wall mounted electric heater.

From the hall, door to -



Kitchen: 13' 2" x 8' 2" (4.01m x 2.49m), Range of wall and base units provide ample worktop and storage space (worktops with matching upstands), fitted electric oven with induction style hob over, extractor and stainless steel splash-back, one and a half bowl sink unit with mixer tap, plumbing for automatic washing machine, under cupboard lights, window to front with pleasant outlook. Archway into -

Dining Room: 15' 11" x 7' 7" (4.85m x 2.31m), Dining Room - window to front, again with pleasant outlook, wall mounted Dimplex Quantum electric heater, fitted store cupboard.

From hall, stairs to -



First Floor Landing: Access to loft which is part boarded, Dimplex Quantum electric heater.

Bedroom One: 12' 2" x 9' 7" (3.71m x 2.92m), Window to rear overlooks the garden and over the rooftop views of surrounding countryside, built-in double wardrobe, wall mounted heater.

Bedroom Two: 8' 11" x 8' 4" (2.72m x 2.54m), Window to front with lovely open countryside views, airing cupboard housing hot water cylinder with shelving, wood effect floor.

Bedroom Three: 9' 5" x 6' 5" (2.87m x 1.95m), Again, window to rear overlooking garden, wood effect floor, electric heater.

Shower Room: Three piece suite in white, comprising large shower cubicle with wet board splash-back and electric shower, sink with vanity unit under, low level W.C., wall mounted electric heater, spotlighting, window.

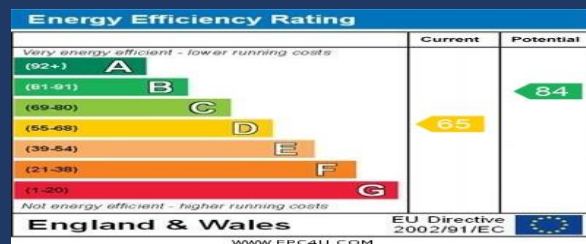
Outside: To the front of the property a driveway provides parking for two vehicles. A path leads to the front door and continues on to the rear gardens. There is a patio area which the owner assures us is a suntrap, a step leads onto a lawn which has gravelled edges with shrubs and seasonal planting, timber shed. The garden is made private by fence and wall 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.

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ABOUT
Property
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