



FREEHOLD

£249,000



4 CAUDLE CLOSE, RUARDEAN, GLOUCESTERSHIRE, GL17 9UJ

- THREE/FOUR BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- SOLAR PANELS

- POTENTIAL LOW RUNNING COSTS
- FAMILY BATHROOM
- VILLAGE LOCATION
- AIR SOURCE HEAT PUMP

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS AND MUCH IMPROVED THREE - POTENTIALLY FOUR BEDROOMED SEMI-DETACHED HOME WITH GREAT ECO CREDENTIALS, HAVING SOLAR PANELS, AIR SOURCE HEAT PUMP AND HIGH LEVELS OF INSULATION, SITUATED IN THE POPULAR VILLAGE OF RUARDEAN WHICH IS ABOUT TO SEE THE RETURN OF A VILLAGE SHOP ALONG WITH EXISTING HEALTHCARE AND COMMUNITY FACILITIES.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

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

Entrance door to -

Living Room: 14' 9" x 11' 10" (4.5m x 3.6m), Feature fireplace with multi-fuel stove window to front, radiator and stairs off.

Dining Room: 9' 10" x 8' 2" (3m x 2.5m), French doors to rear, radiator and archway to -

Kitchen: 9' 10" x 9' 10" (3m x 3m), Recently renovated at wall and base level with a contemporary range of units, sink unit, oven, hob with hood over, wine rack, plumbing for washing machine, shelving, window to rear, door to -



Office/Potential Bedroom Four: 12' 2" x 6' 7" (3.7m x 2m), Window to front.

Downstairs Shower Room (En-suite): Shower cubicle, W.C., wash hand basin, window.

First floor stairs to -

Landing: Access to loft, built-in cupboard.



Bedroom One: 11' 10" x 9' 10" (3.6m x 3m),
Window, radiator.

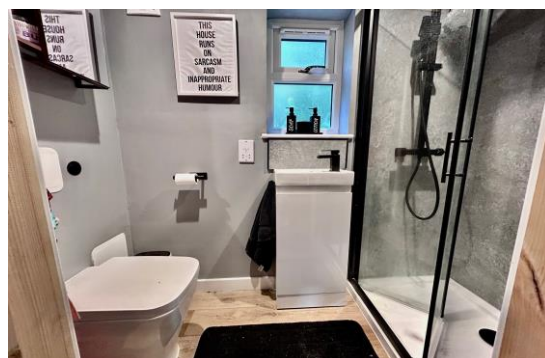
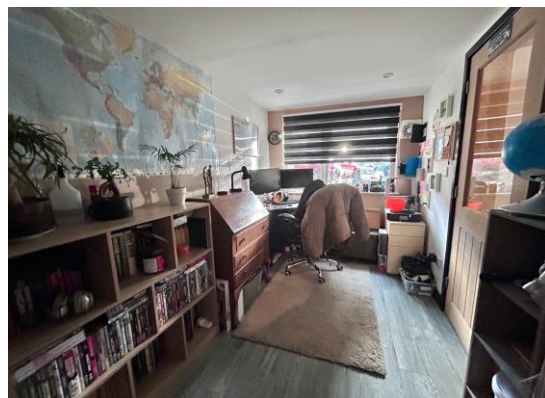
Bedroom Two: 9' 10" x 8' 6" (3m x 2.6m),
Window, radiator.

Bedroom Three: 7' 10" x 6' 7" (2.4m x 2m),
Window, radiator.

Bathroom: Vanity wash hand basin, W.C.,
panelled bath, tiling to wall, radiator, windows
to rear and side.

Outside: To the front is ample off road parking.
The rear is private with decked area, patio,
Astro-turf lawn and a brooklet running to the
rear is an additional feature.

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



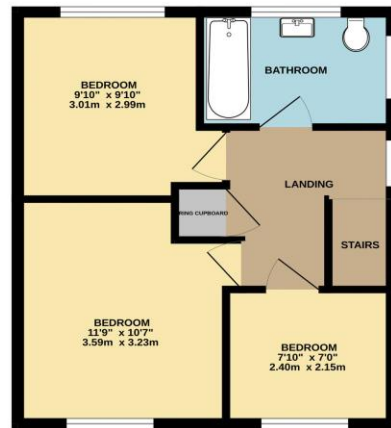
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

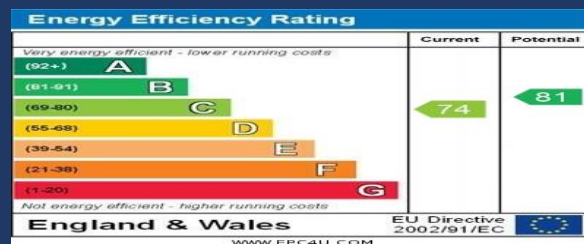


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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PASSIONATE
ABOUT
Property
SINCE 1982