



FREEHOLD

£225,000



2 TRACEY COTTAGES, THE HOLLOW, RUARDEAN HILL, RUARDEAN HILL, GLOUCESTERSHIRE, GL17 9AP

- PANORAMIC VIEWS
- TWO/THREE BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
-
- DECEPTIVELY SPACIOUS
- SOLAR PANELS & AIR SOURCE HEAT PUMP
- GARDENS
- BALCONY
-

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2 TRACEY COTTAGES, THE HOLLOW, RUARDEAN HILL, RUARDEAN HILL, GLOUCESTERSHIRE, GL17 9AP

IT'S ALL ABOUT THE VIEWS WITH THIS DECEIVINGLY SPACIOUS THREE STORY COTTAGE ON POPULAR RUARDEAN HILL . IT OFFERS 2 BEDROOMS AND THE POTENTIAL FOR SEMI INDEPENDENT LIVING SPACE AT LOWER GROUND FLOOR. THE VIEWS TAKE IN THE GOLDEN VALLEY WITH MAY HILL BEYOND. IDEAL AS A HOLIDAY HOME OR JUST A GREAT PLACE TO LIVE.

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.

Entrance Porch: ,

Kitchen: 11' 0" x 10' 0" (3.35m x 3.05m), Fitted at wall and base level with sink unit ,fitted double oven ,hob .There are tiled splash backs. A tiled floor window to front and door to.

Dinning room: 8' 0" x 8' 0" (2.44m x 2.44m), Open plan with lounge and with stairs to upper and lower levels.

Lounge: 14' 7" x 11' 0" (4.44m x 3.35m), With display fire place, radiator and patio doors to balcony



Balcony: 12' 0" x 9' 0" (3.65m x 2.74m), With Panoramic views over the Golden Valley

First Floor Landing: ,

Bedroom 1: 14' 2" x 11' 5" (4.31m x 3.48m), Radiator, window to rear with panoramic views.

Bedroom 2: 11' 0" x 11' 0" (3.35m x 3.35m), Radiator , airing cupboard housing air source heat pump controls and hot water cylinder, window to front.



Bathroom: , Three piece suite, tiled splash backs, radiator

Lower ground floor.: , Stairs from dining room.

Study: 8' 0" x 8' 0" (2.44m x 2.44m), Is open plan to

Lower ground floor kitchen: 14' 0" x 11' 7" (4.26m x 3.53m), Fitted at wall and base level ,fitted hob , sink unit tiled splash backs, tiled floor, window to side. Open plan to

Garden room: 11' 2" x 6' 5" (3.40m x 1.95m), Door to rear , window to rear with views ,tiled floor.

Shower Room: , Shower cubicle ,wc , tiling to walls ,tiled floor.

Front garden: , There is off road parking for 2 vehicles opposite the property and a small courtyard to front.

Rear Garden: , Having panoramic views, there is a large graveled patio, air source heat pump, garden shed and steps to lawned area. Agent's Note: There is a right of way over numbers 1 & 2 to get to number 3.

Services: , Mains water and electrics. Oil central heating

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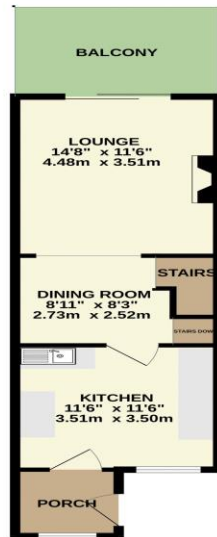
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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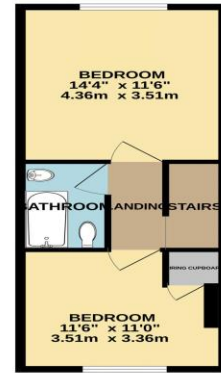
BASEMENT LEVEL
356 sq.ft. (33.1 sq.m.) approx.



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



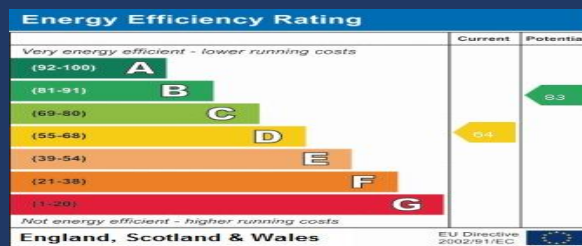
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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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ABOUT
Property
SINCE 1982