



FREEHOLD

£225,000



**WALMAR, BRIERLEY ROAD, RUARDEAN WOODSIDE,
RUARDEAN, GLOUCESTERSHIRE, GL17 9XU**

- DETACHED BUNGALOW
- OILFIRED CENTRAL HEATING
- OFF ROAD PARKING
- RIPE FOR EXTENSION & MODERNISATION
- WEST FACING GARDENS
- SOUGHT AFTER VILLAGE LOCATION

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KJT RESIDENTIAL ARE OFFERING THIS FANTASTIC OPPORTUNITY TO ACQUIRE A DETACHED BUNGALOW IN THE HIGHLY SOUGHT-AFTER VILLAGE LOCATION OF RUARDEAN WOODSIDE, RIPE FOR EXTENSION AND MODERNISATION, YET PERFECTLY LIVABLE IN AS IT STANDS. THE PROPERTY ENJOYS AN EXCELLENT WESTERLY OUTLOOK, OFFERING LOVELY AFTERNOON AND EVENING LIGHT, ALONG WITH PARKING AND GARDENS PROVIDING BOTH PRIVACY AND POTENTIAL. IDEAL FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A HOME WHILE BENEFITING FROM A DESIRABLE SETTING. PLANNING PERMISSION (NOW LAPSED) WAS GRANTED FOR RAISING THE ROOF HEIGHT AND CREATING A THREE BEDROOM HOUSE.

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 with primary school. 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.

Entrance door to -

Hall: Windows with views, woodblock floor, radiator.

Living Room: 14' 1" x 12' 7" (4.3m x 3.83m), Radiator, windows to side and front with views, potential for fireplace.

Kitchen: 10' 6" x 9' 10" (3.2m x 3m), Sink unit, base units, window to rear, Worcester oil fired boiler providing central heating and domestic hot water, larder cupboard, radiator.



Bedroom: 14' 1" x 9' 10" (4.3m x 3m), Loft access, window to front with views, radiator.

Bathroom: 7' 7" x 4' 11" (2.3m x 1.5m), Shower cubicle, W.C., sink unit, radiator.

Outside: West facing gardens to front with views, off road parking, garden shed, herbaceous borders and grassed areas, path to front door. The rear garden has a garden shed, vegetable plot and uncultivated areas.



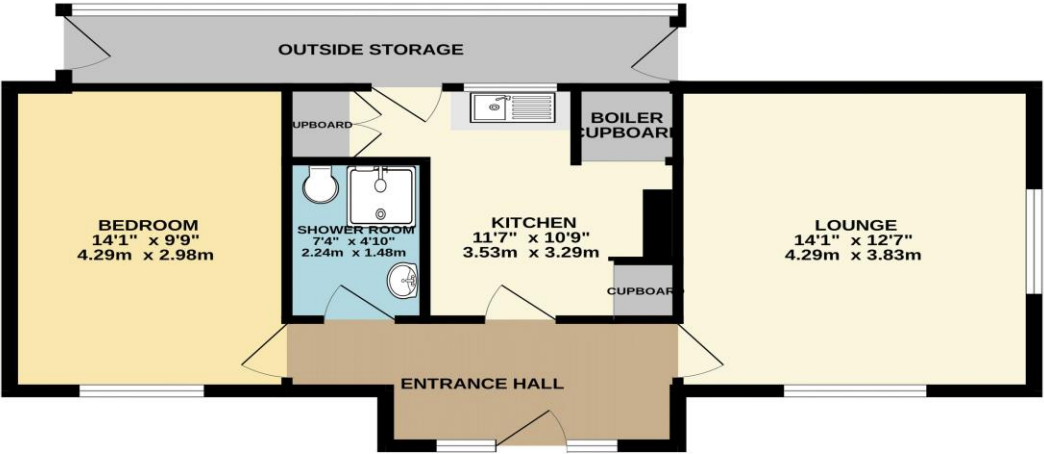
Services: Mains water and electricity are connected to the property. The heating system and services where applicable have not been tested.



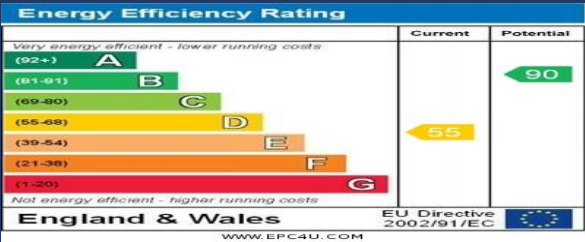
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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 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