



Grove View High Street
Ruardean GL17 9US



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £239,950

We Are Delighted To Be Able To Offer For Sale This Extremely Well Presented Three Bedroom Mid-Terraced Character Cottage Situated In A Pretty Conservation Area In The Heart Of The Popular Village Of Ruardean.

The Property Offers Bright And Spacious Accommodation Including An Open Plan Lounge And Dining Room, Fully Fitted Kitchen And Bathroom On The Ground Floor, With Two Double Bedrooms And A Third Bedroom/Study With Recently Fitted En-Suite W.C On The First Floor.

To The Rear Of The Property There Is A Southerly-Facing Private Courtyard Garden, A Path From Here Leads To Another Separate Garden Area With Feature Pond And The Oil Tank. The Property Also Offers Modern Double Glazed Units, Oil-Fired Central Heating And There Is On Street Parking Available Close By.

Ruardean Is A Village Located In The Forest Of Dean District Of Gloucestershire. It Is Situated In The Western Part Of The Forest Of Dean, Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

The Village Has A Primary School, A Village Hall, And A Church. Ruardean Features A Mix Of Traditional Stone Cottages, Newer Residential Properties, And A Few Local Businesses. The Village Has A Strong Sense Of Community, And Various Community Events And Activities Are Organized Throughout The Year.

The Village Has A Rich Mining Heritage, With Coal Mining Being A Significant Part Of Its History. While The Mining Industry Has Declined, Ruardean Still Retains Remnants Of Its Industrial Past, Including Old Mine Workings And Mining-Related Structures.



Steps and a composite front door lead into;

DINING ROOM

14'0" x 11'3" (4.27m x 3.43m)

Built in storage and display units, wood effect flooring, window with fitted slatted blinds to the front aspect. Archway leads into the lounge, doors lead into the kitchen and downstairs bathroom.

LOUNGE

10'10" x 9'10" (3.30m x 3.00m)

Feature fireplace with hearth and surround, wood effect flooring, tv and phone points, fibre broadband point, door and stairs leading to the first floor, window with fitted slatted blinds to the front aspect.

INNER LOBBY

Accessed off of the dining room, leads to the bathroom. Built in storage cupboard.

BATHROOM

9'9" x 7'8" (2.97m x 2.34m)

A spacious room with a modern four piece suite including a walk-in electric shower, bath, low level w.c and a vanity wash hand basin unit. Towel rail, tiled walls and floor, obscured window to rear aspect.

KITCHEN

12'2" x 8'6" (3.71m x 2.59m)

A range of fitted eye and base level units with wood worktops and ceramic sink unit, built in electric oven with Neff induction hob and extractor over, space for a fridge/freezer, plumbing for washing machine, Worcester oil-fired combi boiler, tiled splashbacks and flooring, window and part glazed upvc door to the rear aspect looking into and giving access to the southerly facing courtyard garden.

LANDING

Window to the rear aspect, doors leading into the three bedrooms.

BEDROOM ONE

13'11" x 11'2" (4.24m x 3.40m)

Built in wardrobes, window to front aspect looking out to the adjacent church and grounds.





BEDROOM TWO

10'11" x 10'0" (3.33m x 3.05m)

Loft hatch to the loft space, window to front aspect looking out toward the church.

BEDROOM THREE/STUDY

8'3" x 7'0" (2.51m x 2.13m)

Ideal as an occasional bedroom or work from home space, window to the side aspect, door leading into;

EN-SUITE W.C.

Recently fitted by the current owners comprising a low level w.c and vanity wash handbasin unit, wall mounted towel rail.

OUTSIDE

To the rear of the property is the private southerly facing courtyard garden laid to patio with outside tap, flower borders, stone wall surround. A gate from here leads to a footpath which in turn leads to the separate garden area approximately 20 meters away with feature pond, flowers, shrubs and bushes.

AGENTS NOTE

The pathway at the rear of the property provides access to Grove View via the property at the end of the terrace.

SERVICES

Mains electric, water and drainage. Oil tank.
Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Mitcheldean proceed along the A4136 continue up and over Plump Hill. Upon reaching the traffic lights at Nailbridge turn right signposted to Ruardean. Continue into the village and on to the High Street where the property can be found on the left hand side opposite the church.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

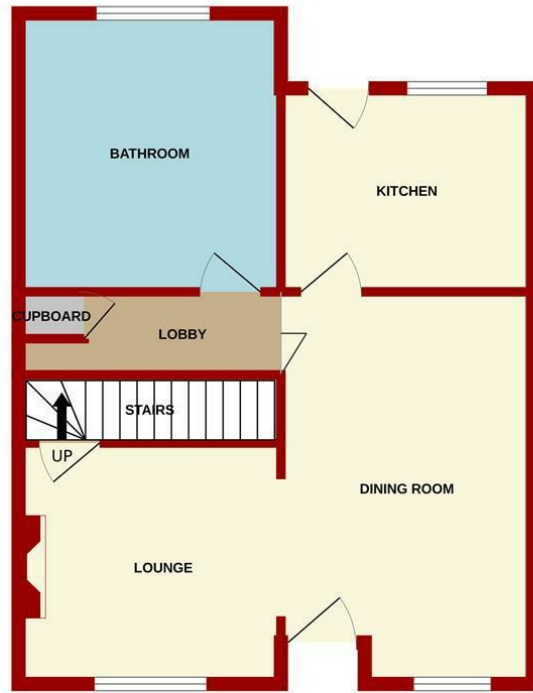
MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

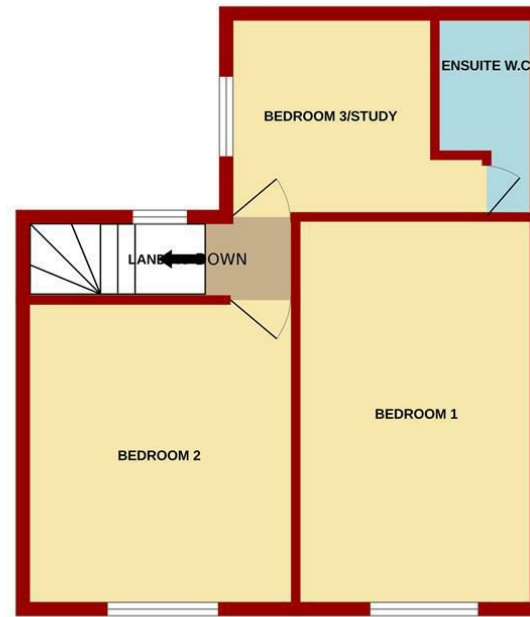




GROUND FLOOR



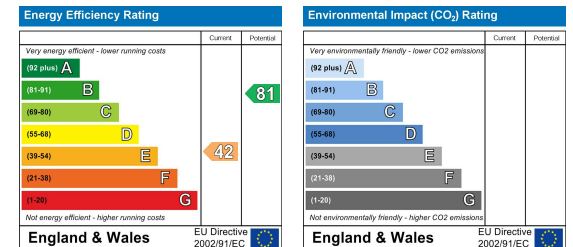
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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