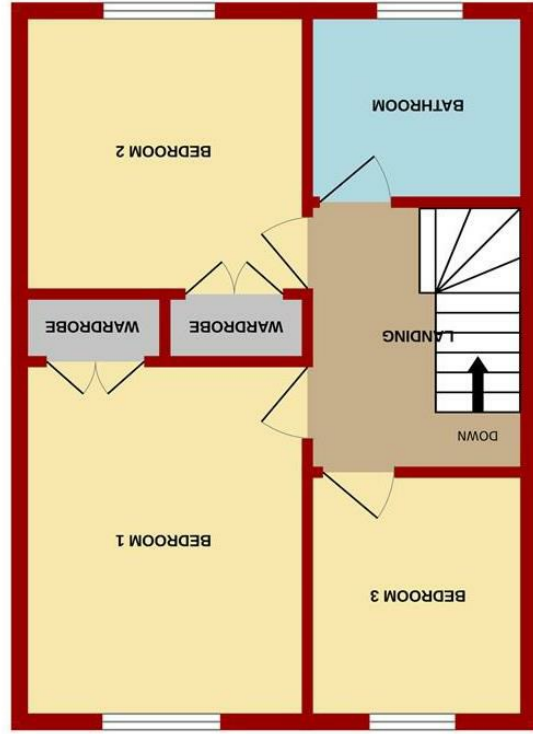


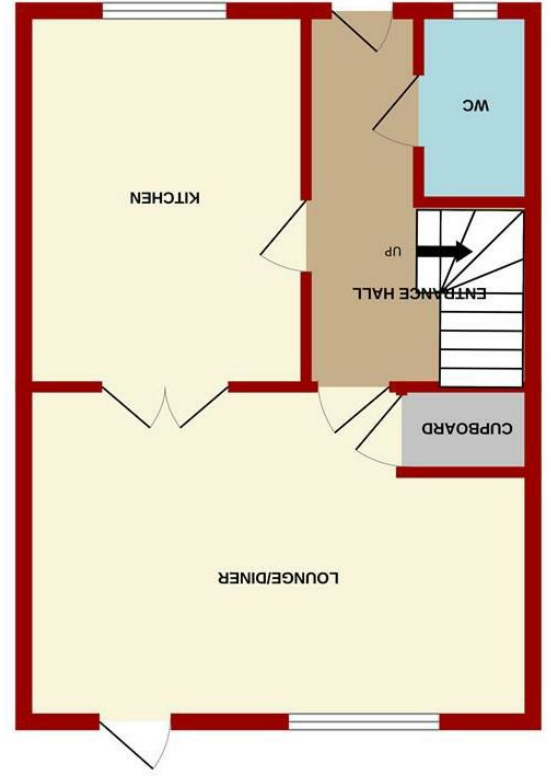


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

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 or 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.  
 Made with Metropix ©2024

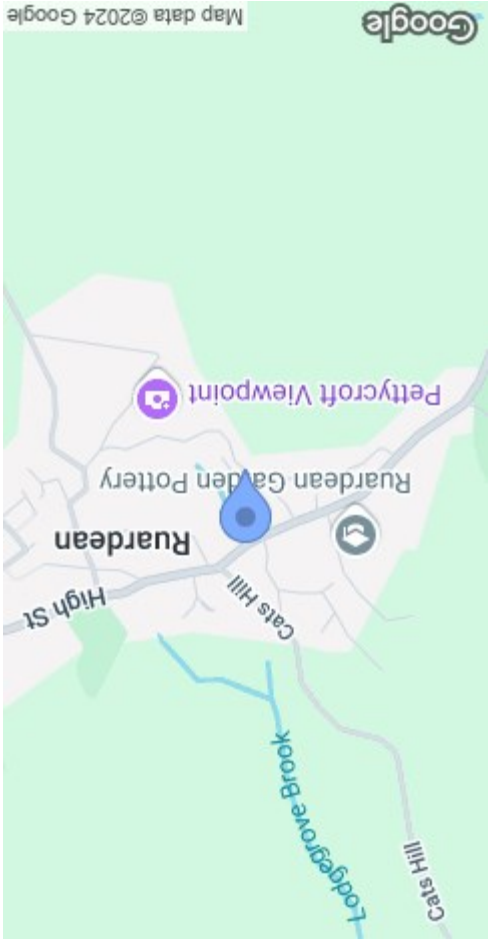


1ST FLOOR



GROUND FLOOR

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-49) Green B (50-79) Yellow C (80-109) Orange D (110-139) Red-Orange E (140-169) Red F (170-200) Dark Red G (201-230) Black



3 Spring Place  
 Ruardean GL17 9TA



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



## Price Guide £255,000

We Are Proud To Offer For Sale This Recently Refurbished Three Bedroom Semi-Detached Property Situated In A Quiet Cul-De-Sac In The Sought After Village Of Ruardean Being Located Close To The Herefordshire Border.

This Fantastic Home Offers A Recently Fitted Kitchen With New Oil-Fired Boiler, Spacious Lounge/Diner With Access To The Rear Garden And Downstairs W.C As Well As Three Good Sized Bedrooms And Recently Fitted Modern Bathroom. Further Key Benefits Include Off-Road Parking For Up To Three Vehicles, Enclosed Rear Garden And Double Glazing Throughout.

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 Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Local Shop, 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.

Ruardean's Location Within The Forest Of Dean Allows Residents To Enjoy The Natural Beauty And Tranquillity Of The Area. The Forest Provides Opportunities For Wildlife Spotting, Nature Walks, And Exploring The Scenic Landscapes.



Front aspect door leads into;

### ENTRANCE HALL

Radiator, laminate wood flooring, stairs lead to the first floor landing, doors lead off into the kitchen, lounge/diner and downstairs w.c.

### KITCHEN

13'00 x 9'04 (3.96m x 2.84m)

Recently fitted modern kitchen comprising a range of eye and base level units with laminate worktops and an inset one a half bowl sink with drainer. Integral eye level electric oven, induction hob and extractor hood. Plumbing and space for a washing machine and a fridge/freezer. Tiled splash-backs, radiator, front aspect window, double doors open into;

### LOUNGE/DINER

17'10 x 11'09 (5.44m x 3.58m)

Understairs storage cupboard, tv point, fibre internet point, laminate wood flooring, radiator, rear aspect window and double French doors lead out to the garden.

### DOWNSTAIRS W.C

Low level w.c, wall mounted handbasin with tiled splash-backs, laminate wood flooring, front aspect obscured window.

### LANDING

Loft hatch to insulated loft space, airing cupboard, doors lead into the three bedrooms and bathroom.

### BEDROOM ONE

12'07 x 10'01 (3.84m x 3.07m)

Built in double wardrobe, radiator, laminate wood flooring, rear aspect window overlooking the garden.

### BEDROOM TWO

10'01 x 9'11 (3.07m x 3.02m)

Built in wardrobe, radiator, front aspect window.

### BEDROOM THREE

8'08 x 7'04 (2.64m x 2.24m)

Radiator, laminate wood flooring, rear aspect window overlooking the garden.

### BATHROOM

7'03 x 6'01 (2.21m x 1.85m)

A newly fitted white bathroom suite comprising a P shaped bath with electric shower over and tiled surround, low level w.c and vanity handbasin. Radiator, extractor, front aspect obscured window.

### OUTSIDE

To the front of the property is driveway parking for one/two vehicles, opposite is a further allocated parking space. The rear garden is a blank canvas giving the next owners the chance of creating their ideal garden space. There is a new bunded oil tank on a concrete stand.

### DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Continue up into the village along the High Street, turning left at the signpost to Joys Green and Lydbrook. Take a left turning into Caudle Lane and proceed along until reaching Spring Place on your left hand side.

### SERVICES

Mains water, drainage, electricity and oil.

No internet currently connected to the property. Openreach & Gigaclear in area. Please visit Ofcom mobile & broadband checker to verify availability.

### WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: C

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.

### PROPERTY SURVEYS

Qualified Chartered Surveyors 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)