



7 Belle Vue Road
Ruardean GL17 9UY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£240,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME located in a POPULAR VILLAGE LOCATION and benefitting from ENCLOSED GARDENS, OFFERED WITH NO ONWARD CHAIN, OIL CENTRAL HEATING and DOUBLE GLAZING.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM, W.C and UTILITY to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 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.



The property is accessed via a wrought iron gate and block paved pathway leading to the front of the property. The front door is of upvc construction with obscure glazed panel inset and to side with a canopy style porch above. This leads into the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, coving, central heating thermostat controls, single radiator, wood laminate flooring, understairs storage area, power points, archway opening into Kitchen, wooden panel door giving access into:

LOUNGE

13'01 x 11'07 (3.99m x 3.53m)

Ceiling light, coving, chimney breast with open fireplace inset, living flame gas fire inset (disconnected), power points, single radiator, telephone point, rear aspect sliding patio door opening onto the rear garden.

KITCHEN

9'04 x 9'03 (2.84m x 2.82m)

Directional ceiling spots, coving, single bowl, single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, four- ring electric hob with electric oven beneath, filter hood over, space for automatic washing machine, space for under counter fridge, single radiator, electric consumer unit, side aspect upvc obscure double glazed door opening onto the Side Hall, front aspect upvc double glazed window overlooking the front garden, archway opening into the:

DINING ROOM

10'08 x 9'04 (3.25m x 2.84m)

Ceiling light, coving, single radiator, power points, wood laminate effect flooring, rear aspect upvc double glazed window overlooking the rear garden.

SIDE HALL

Ceiling light, front aspect upvc obscure double glazed window overlooking the front garden, access into storage cupboard with hanging and shelving options, wooden plank doors giving access into:





W.C

White suite with close coupled w.c, front aspect obscure glazed window.

UTILITY

9'05 x 7'09 (2.87m x 2.36m)

Oil fired central heating and domestic hot water boiler, lighting, power points, base and wall mounted cupboards, rear aspect glazed window, rear aspect double glazed door opening onto the rear garden.

From the Entrance Hall, stairs lead up to the first floor:

LANDING

Access to roof space, coving, power point, front aspect upvc double glazed window overlooking the front garden with views towards fields and forest in the distance, wooden panel doors giving access into:

BEDROOM ONE

13'01 x 9'05 (3.99m x 2.87m)

Ceiling light, coving, single radiator, power points, wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden with views towards Ruardean Church spire and the Welsh mountains in the distance.

BEDROOM TWO

11'03 x 10'03 (3.43m x 3.12m)

Ceiling light, coving, single radiator, central heating timer controls, power points, wooden panel door giving access to the airing cupboard with shelving space and hot water cylinder, door to built-in wardrobe with hanging and shelving, wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden with views towards Ruardean Church spire and the Welsh mountains in the distance.

BEDROOM THREE

8'11 x 8'07 (2.72m x 2.62m)

Ceiling light, coving, single radiator, power points, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland in the distance.



FAMILY BATHROOM

6'10 x 5'04 (2.08m x 1.63m)

White suite with close couple w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, walk in shower cubicle with sliding door, electric shower fitted, fully tiled walls and flooring, wall mounted heated towel radiator, inset ceiling spots, extractor fan, side aspect obscure double glazed window.

OUTSIDE

The front garden features a lawn adorned with flower borders, shrubs, and bushes, enclosed by hedging and walling surround. A pathway extends across the front of the property, leading to the access point on the left-hand side with outside lighting.

From the utility area, a door opens out to the rear garden, which boasts a generous lawned area intersected by a pathway. Here, you'll find an array of flower shrubs, bushes, and small trees, as well as a patio seating area. The property is further enhanced by UPVC fascias and guttering. Gated access at the rear leads to a pathway. Additionally, you'll find an oil tank and water butt. The entire garden is enclosed by hedging and fencing.

AGENTS NOTE

The property was formerly of non-standard construction but has since been bricked up. A PRC Certificate is available; however, we advise speaking with your lender regarding any potential mortgage implications.

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. Proceed up Morse Road, continuing over the brow of the hill and into the village of Ruardean. Take the left hand turning into Belle Vue Road where the property can be found immediately on the right hand side.

SERVICES

Mains water, drainage, electricity. Oil

No internet connected to property. Openreach 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: 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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

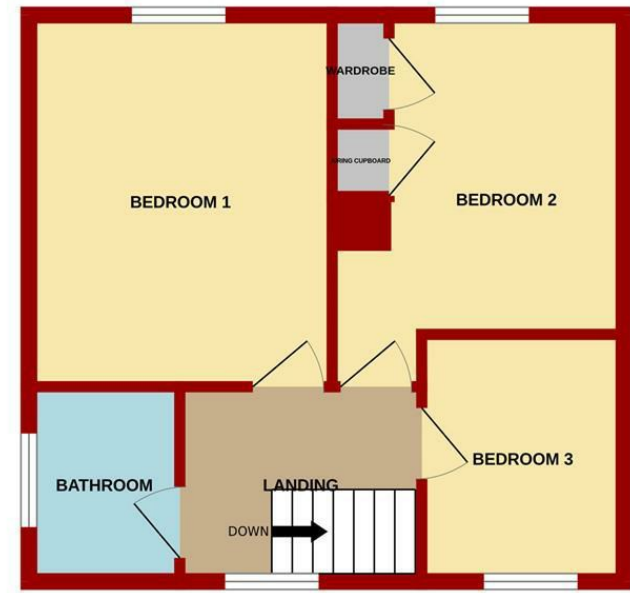
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



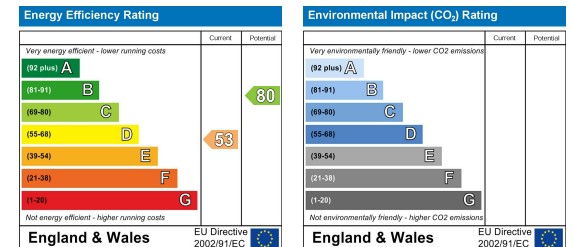
1ST FLOOR



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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