



10 Cinderhill Way
Ruardean GL17 9TQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£310,000

We Are Excited To Offer For Sale With No Onward Chain This Very Well Presented Extended Three Bedroom, Two Bathroom Detached Property Located In A Quiet Spot In Ruardean Village. The Property Offers Bright And Spacious Accommodation, Driveway Parking, Detached Single Garage And Well Kept Gardens.

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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



A front aspect upvc double glazed door with window to side leads into;

ENTRANCE HALL

Stairs lead to first floor landing, understairs storage cupboard, radiator, laminate wood flooring, doors lead off into the lounge and kitchen.

LOUNGE

12'11 x 10'02 (3.94m x 3.10m)

Front aspect bay window overlooking the attractive front garden, fireplace with electric fire and surround, radiator. Leads through to;

DINING AREA

10'10 x 8'08 (3.30m x 2.64m)

With double French doors leading out to the rear garden, radiator.

KITCHEN/BREAKFAST ROOM

19'05 x 9'02max (5.92m x 2.79mmax)

Comprising fully fitted eye and base level units with laminate worktops and an inset one and a half bowl sink with drainer. Built in electric oven with electric hob. Tiled splashbacks, side aspect window, velux skylight, double French doors to rear garden. Door leads to utility.

UTILITY

5'02 x 4'02 (1.57m x 1.27m)

Fitted eye level units and laminate worktop with space and plumbing below for washing machine, oil-fired combi boiler, upvc door leads outside. Door into;

SHOWER ROOM

7'09 x 5'02 (2.36m x 1.57m)

Large walk-in shower with wet board surround, vanity sink unit with concealed low level w.c, heated ladder towel rail, side aspect obscured window.

LANDING

Airing cupboard with radiator, loft hatch to insulated and partly boarded loft space, side aspect window, doors lead to bedrooms one, two, three and bathroom.





BEDROOM ONE

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

Radiator, front aspect window overlooking the attractive front garden.

BEDROOM TWO

10'05 x 9'01 (3.18m x 2.77m)

Radiator, rear aspect window overlooking the garden.

BEDROOM THREE

9'03 x 6'11 (2.82m x 2.11m)

Fitted wardrobe, radiator, front aspect window overlooking the garden.

BATHROOM

7'02 x 5'07 (2.18m x 1.70m)

Wooden panel bath with tiled surround, low level w.c, pedestal handbasin, heated ladder towel rail, obscured rear aspect window.

OUTSIDE

Double gates lead to the driveway suitable for parking two vehicles which in turn leads to the single garage.

The enclosed front garden is laid to lawn with attractive flower borders. Paths to both sides of the property lead to the rear garden with large patio and established flower and shrub borders. The rear garden is private and enclosed making for an ideal relaxing space.

SINGLE GARAGE

15'09 xx 7'09 (4.80m xx 2.36m)

Accessed via a power roller door, power and lighting.

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 and along to the High Street, turning left at the signpost to Joys Green and Lydbrook. Take the first right turn into Cinderhill Way where the property can be found on the right hand side.



SERVICES

Mains water, drainage and electricity. Oil.

No internet within the 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: 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)

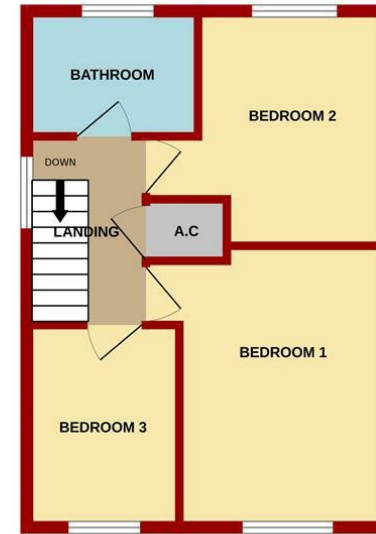




GROUND FLOOR



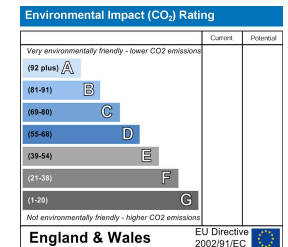
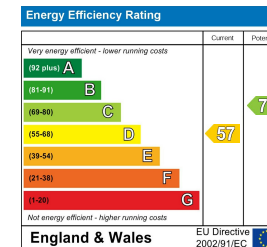
1ST FLOOR



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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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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