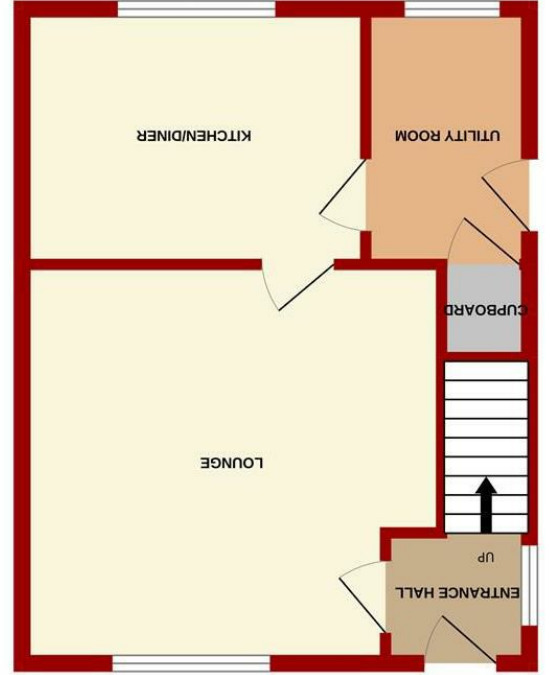
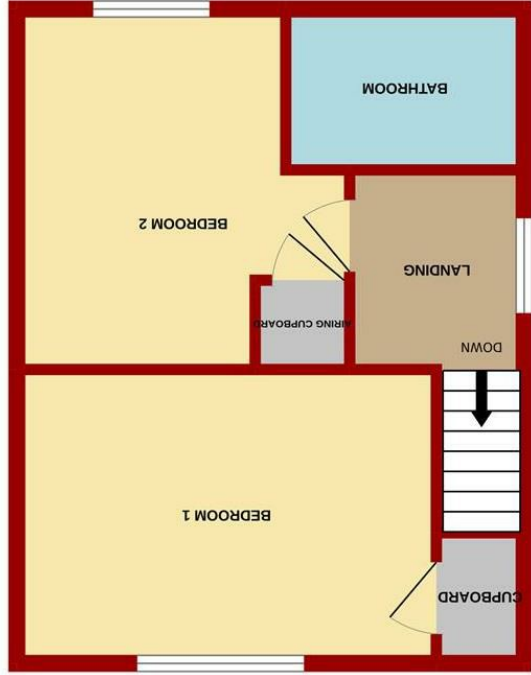
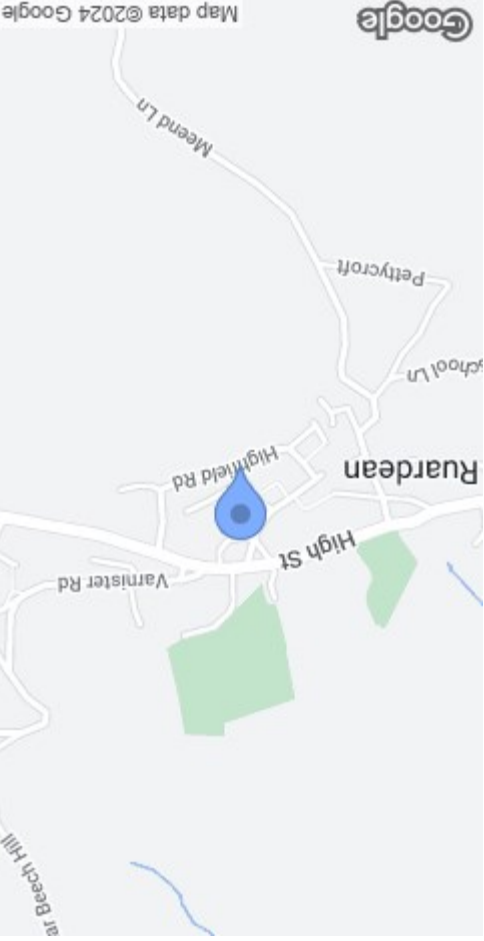




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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, 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (105-110 g/kWh) Yellow-Green C (111-115 g/kWh) Yellow D (116-120 g/kWh) Orange E (121-125 g/kWh) Red-Orange F (126-130 g/kWh) Red G (131-135 g/kWh) Dark Red



33 Highfield Road
 Ruardean GL17 9XA



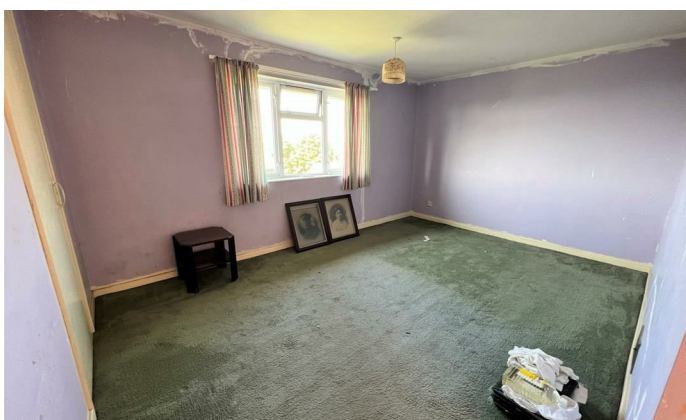
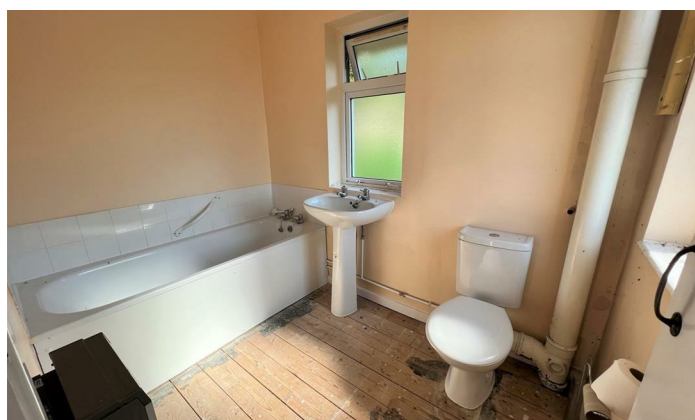
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£190,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOME IN NEED OF MODERNISATION comprising of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY to the first floor and TWO DOUBLE BEDROOMS and BATHROOM to the first floor.

Ruardean has a range of local amenities to include post office, general store, garage, hairdresser, doctors surgery, public house, church and a primary school. There is a bus service to Gloucester and surrounding areas where a more comprehensive range of amenities can be found.

The property benefits from NIGHT STORAGE HEATING, FRONT AND REAR GARDENS, STUNNING FAR REACHING VIEWS and offered with NO ONWARD CHAIN.



The property is accessed via an obscure double glazed panel door leading into:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, coving, night storage heater, side aspect upvc single glazed window with painted quarry tile window ledge, door giving access into:

LOUNGE

13'10 x 14'06 (4.22m x 4.42m)

Ceiling light, power points, night storage heater, telephone point, front aspect upvc single glazed window overlooking the front garden with views towards Ruardean Church spire, fields, countryside, forest and woodland in the distance. Door giving access into:

KITCHEN

11'11 x 8'10 (3.63m x 2.69m)

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units with tiled surrounds and power points, ceiling light, wall mounted night storage heater, rear aspect upvc single glazed window overlooking the rear garden with views towards forest and woodland, door giving access into:

UTILITY

8'10 x 5'7 (2.69m x 1.70m)

Ceiling light, rolled edge worktops, range of base units, plumbing for automatic washing machine, wall mounted night storage heater, power points, door to understairs storage cupboard with shelving space, rear aspect upvc single glazed window overlooking the garden with views towards forest and woodland, side aspect upvc obscure double glazed panel door giving access to the pathway leading to front and rear gardens.

From the entrance hall, stairs lead to the first floor:

LANDING

Access to roof space, ceiling light, side aspect single glazed upvc window with views towards forest and woodland. Door giving access into:

BEDROOM ONE

14'06 x 10'02 (4.42m x 3.10m)

Ceiling light, wall mounted electric heater, power points, door to large built-in over stairs storage cupboard/wardrobe, front aspect upvc single glazed window with painted quarry tile window ledge and far reaching views over the front garden and towards Ruardean Church, fields, countryside, forest, woodland and the Welsh mountains in the distance.

BEDROOM TWO

12'07 x 9'04 (3.84m x 2.84m)

Ceiling light, wall mounted electric heater, power points, exposed timber skirting floorboards, door to airing cupboard housing the hot water cylinder and slatted shelving space, rear aspect single glazed upvc window with painted quarry tile window ledge with views over the garden and towards fields and countryside.

BATHROOM

8'01 x 5'06 (2.46m x 1.68m)

White suite with modern close coupled w.c, pedestal wash hand basin, modern side panel bath with tiled surround and taps over, wall mounted night storage heater, ceiling light, coving, side and rear aspect single glazed obscure windows.

OUTSIDE

The front of the property has gated access and concrete pathway with handrail leading to the front and side doors, lawned areas with flower borders, shrubs and bushes, enclosed by walling, fencing and hedging surround. The pathway leads from the right hand side of the property to the rear garden where there is further flowers, shrubs and bushes, lawned area and enclosed by fencing and hedging surround.

SERVICES

Mains water, drainage and electric.

WATER RATES

Severn Trent- to be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

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 Drybrook and Ruardean and proceed up Morse Road. Continue into the village of Ruardean, taking the turning left into Belle Vue Road, follow the road around to the right hand side which converts into Highfield Road where the property can be found on the left hand side towards the end.

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

