



2 Park View
Ruardean GL17 9YW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£325,000

Steve Gooch Estate Agents are thrilled to present this well presented THREE BEDROOM DETACHED BUNGALOW for sale. Boasting an inviting and spacious INNER HALL, a delightful LOUNGE/DINING ROOM, a well-appointed KITCHEN, THREE BEDROOMS, and a FAMILY BATHROOM, this property offers a comfortable and versatile living space.

This property boasts the added convenience of OFF-ROAD PARKING FOR THREE/FOUR VEHICLES, along with a SINGLE GARAGE featuring a STORE SHED/WORKSHOP. The meticulously tended, manicured gardens add to its charm and appeal. Additionally, it is equipped with OIL CENTRAL HEATING and DOUBLE GLAZING for optimal comfort and efficiency.

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, garage/workshop repairs 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 woodgrain obscure double glazed panel door with outside lighting. Step leads up to the:

PORCH

Double glazed panel to right hand side, obscure double glazed panel door leading into:

INNER HALLWAY

11'09 x 8'08 (3.58m x 2.64m)

Ceiling light, access to roof space, coving, double radiator, power point, door to airing cupboard housing the hot water cylinder and slatted shelving space, central heating thermostat controls, doors leading into:

LOUNGE/DINER

17'10 x 12'07 (5.44m x 3.84m)

Two ceiling lights, coving, chimney breast with inset multifuel stove and slate hearth, power points, tv point, two radiators, front aspect upvc double glazed windows overlooking the parking and front garden, rear aspect upvc sliding double glazed door opening out onto the rear garden with views towards forest and woodland in the distance.

KITCHEN

12'11 x 7'02 (3.94m x 2.18m)

Single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, four-ring electric hob with stainless steel splashback, electric oven beneath, integrated fridge/freezer, range of base and wall mounted units, power points, inset ceiling spots, double radiator, opening into:

UTILITY/REAR PORCH

6'05 x 4'03 (1.96m x 1.30m)

Dwarf wall construction with upvc double glazed side and rear aspect windows, obscure double glazed side panel door, glass roof, plumbing for automatic washing machine and tumble dryer, lighting.

BEDROOM ONE

13'00 x 10'02 (3.96m x 3.10m)

Ceiling light, coving, built-in double wardrobe with hanging and shelving options, power points, tv point, large single radiator, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and woodland in the distance.

BEDROOM TWO

11'08 x 8'08 (3.56m x 2.64m)

Ceiling light, coving, range of built-in bedroom furniture including wardrobes with hanging and shelving options, central heating timer controls, power points, single radiator, two front aspect upvc double glazed windows overlooking the front garden.

BEDROOM THREE

11'08 x 8'09 (3.56m x 2.67m)

Ceiling light, coving, power points, single radiator, front aspect upvc double glazed window overlooking the front garden.

BATHROOM

8'07 x 5'06 (2.62m x 1.68m)

White suite with close coupled w.c, pedestal wash hand basin with taps over, large walk-in shower cubicle with wet board surround, electric fed shower, tiled walls, single radiator, ceiling light, side aspect upvc obscure double glazed window.

OUTSIDE

At the front of the property, a spacious tarmacked driveway accommodates parking for three to four vehicles and provides access to the garage. A well-maintained lawn with a pathway leads to the front door. Gated access on the right-hand side leads to the rear garden.

The rear garden features a large lawn adorned with small flower borders, shrubs, and bushes. Paved pathways meander through the garden, leading to patio and seating areas perfect for outdoor entertainment. Enclosed by fencing and hedging, the garden provides privacy and security. Additionally, there is a convenient outside tap. To the rear of the garage, a block-built store/shed provides additional storage space.

GARAGE/WORKSHOP

15'11 x 8'10 (4.85m x 2.69m)

Accessed via a single up and over door with power and lighting, obscure double glazed window to side aspect.

SHED/WORKSHOP

8'10 x 8'02 (2.69m x 2.49m)

Accessed via a upvc door with power and lighting, rear aspect obscure double glazed window, side aspect personal upvc door.

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 Nailbridge Traffic lights, turn right signposted to Ruardean. Proceed over the hill and into the village of Ruardean, turning right into Varnister Road where, on the corner of Park View, you can find the property on the right hand side.

SERVICES

Mains Water, drainage, electricity. Oil.

LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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

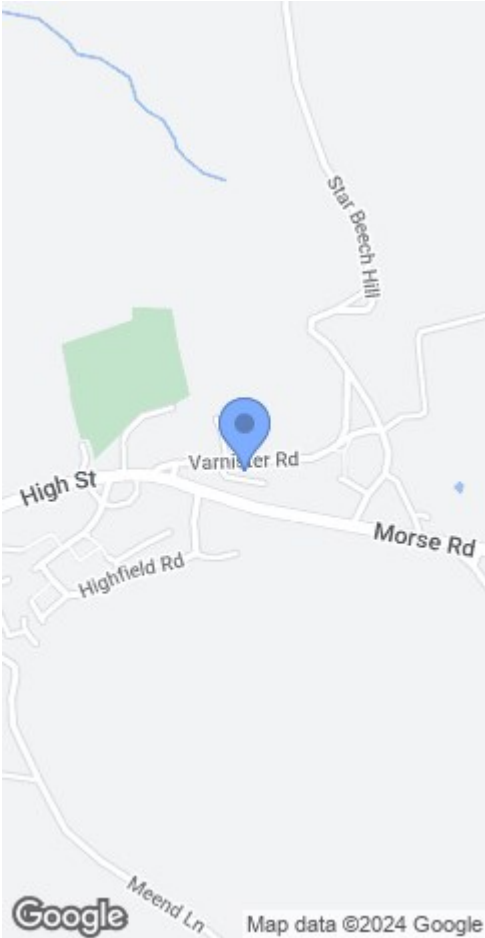
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				England & Wales			
				EU Directive 2002/91/EC			
		78					
		53					

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.