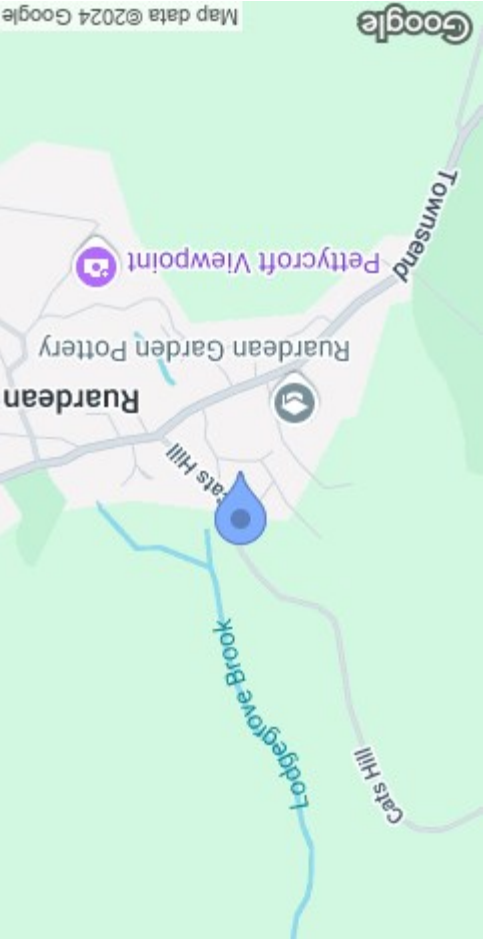




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (low energy) - 100% B: 81-91 kWh/m <sup>2</sup> - 93% C: 69-80 kWh/m <sup>2</sup> - 83% D: 55-68 kWh/m <sup>2</sup> - 75% E: 46-54 kWh/m <sup>2</sup> - 69% F: 35-45 kWh/m <sup>2</sup> - 63% G: 1-34 kWh/m <sup>2</sup> (high energy) - 55%	 A: 100-149 g/kWh - 100% B: 150-199 g/kWh - 93% C: 200-249 g/kWh - 83% D: 250-299 g/kWh - 75% E: 300-349 g/kWh - 69% F: 350-399 g/kWh - 63% G: 400-449 g/kWh (high energy) - 55%



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. 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 is given as to their condition or efficiency. The 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 is given as to their condition or efficiency. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Glenrowan, 11 Cinderhill Way  
 Ruardean GL17 9TQ

## Guide Price £335,000

We Are Delighted To Offer For Sale, With No Onward Chain, This Exciting Opportunity To Acquire A Three-Bedroom Detached Bungalow, Requiring Some Updating And Modernisation, Set Within A Sizeable Plot With Excellent Potential For Improvement And Extension.

Located In A Quiet, Tucked-Away Conservation Area In The Village Of Ruardean, Within The Forest Of Dean, The Property Offers A Peaceful Setting. The Accommodation Briefly Comprises An Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms, And A Bathroom.

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 GP surgery, 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 organised 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.



Front aspect upvc door leads into:

### ENTRANCE HALL

Radiator, airing cupboard with small radiator, loft hatch to loft space, doors lead off to the lounge/diner, kitchen, three bedrooms and bathroom.

### LOUNGE/DINER

11'11 to 7'10 x 19'10 (3.63m to 2.39m x 6.05m)

Inset LPG fuelled gas fire with tiled surround, radiators, triple aspect windows overlooking the surrounding garden, serving hatch.

### KITCHEN

11'08 x 6'10 (3.56m x 2.08m)

Fitted wall and base mounted units with laminate worktops and stainless steel sink unit. Space for an electric cooker and washing machine. Tiled splashbacks, radiator, rear aspect window, door to:

### REAR PORCH

Built in storage cupboard with shelving, leads to store with lighting and shelving. Side aspect upvc door leads out to the garden.

### BEDROOM ONE

10'11 x 10'10 (3.33m x 3.30m)

Built in wardrobes, radiator, front aspect window.

### BEDROOM TWO

9'06 x 8'08 (2.90m x 2.64m)

Built in wardrobe, radiator, front aspect window.

### BEDROOM THREE

8'07 x 7'11 (2.62m x 2.41m)

Built in furniture to include wardrobe, radiator, rear aspect window.

### BATHROOM

8'00 x 5'07 (2.44m x 1.70m)

Three piece suite comprising bath with electric shower over, low level w.c, pedestal handbasin, tiled walls, radiator, two rear aspect windows.

### OUTSIDE

Gated access leads to the driveway, providing parking space and a detached single garage at the end, accessible via an up-and-over door. A path leads to the bungalow, which is surrounded by lawned gardens. The property also features a vegetable patch, along with an assortment of shrubs, flowers, and trees that create a private and tranquil space.

### 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 around the bend on the left hand side.

### SERVICES

Mains electricity, water and drainage. LPG

Openreach in area. Not currently connected to the property.

### 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)