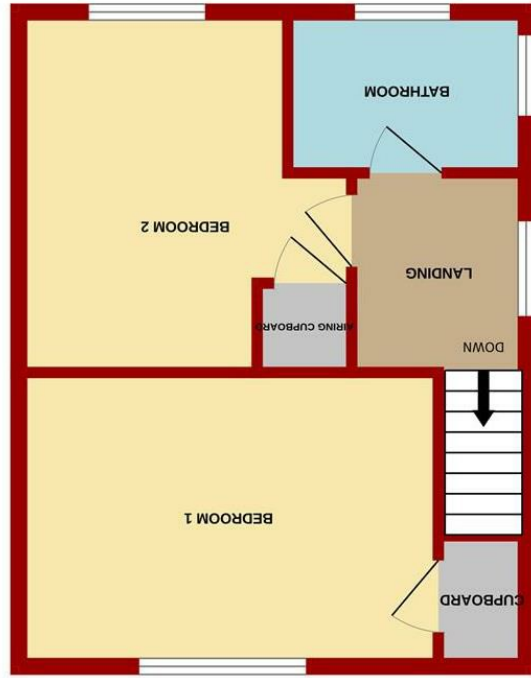
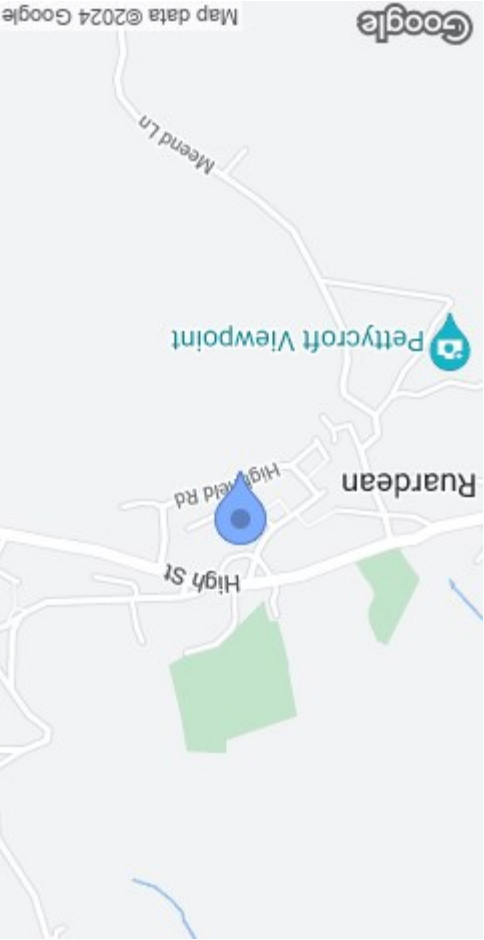




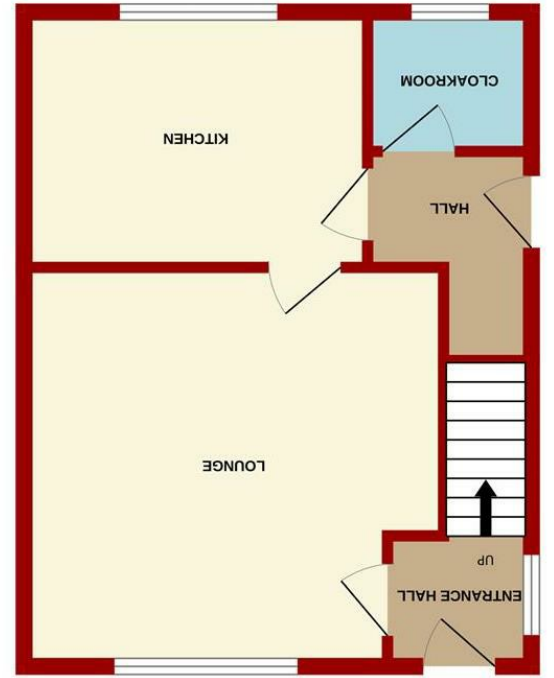
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (100-149) Green B (150-199) Yellow C (200-249) Orange D (250-299) Red-Orange E (300-349) Red F (350-399) Dark Red G (400-449) Black



1ST FLOOR



GROUND FLOOR



17 Highfield Road
 Ruardean GL17 9XA



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£220,000

We Are Delighted To Offer For Sale With No Onward Chain This Two Double Bedroom Semi-Detached House With Driveway Parking, Detached Single Garage And Front And Rear Gardens Located In The Popular Village Of Ruardean On The Edge Of The Forest Of Dean. The Property Sits In An Elevated Plot Enjoying Breath-taking Views Towards The Welsh Mountains.

The Property Accommodation Briefly Comprises Entrance Hall, Side Porch, Lounge, Kitchen And Cloakroom On The Ground Floor With Two Double Bedrooms And A Shower Room On 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.



Front aspect double glazed upvc door leads into;

ENTRANCE HALL

Night storage heater, side aspect window, stairs lead to the first floor landing, door into;

LOUNGE

14'06 x 13'11 (4.42m x 4.24m)

Night storage heater, tv point, front aspect window with stunning elevated views past the church spire towards the Welsh Mountains in the distance, door leads into;

KITCHEN

11'07 x 8'10 (3.53m x 2.69m)

Fitted wall and base level units with laminate worktops, stainless steel sink unit with drainer, space for an electric cooker, rear aspect window overlooking the garden, door into;

REAR HALL

Understairs storage space, night storage heater, doors lead off to the cloakroom and side porch.

CLOAKROOM

Low level w.c, pedestal washbasin, electric shower, plumbing for washing machine, obscured rear aspect window.

SIDE PORCH

Accessed via a double glazed upvc door, light and power.

LANDING

Loft hatch with drop down ladder to the insulated loft space, side aspect window, doors lead off to the two bedrooms and shower room.

BEDROOM ONE

14'06 x 10'01 (4.42m x 3.07m)

Large cupboard/wardrobe with light, front aspect window with outstanding views towards the Welsh Mountains in the distance.

BEDROOM TWO

12'08 x 9'03 (3.86m x 2.82m)

Airing cupboard housing the hot water immersion tank, rear aspect window overlooking the garden.

SHOWER ROOM

8'01 x 5'04 (2.46m x 1.63m)

Walk-in shower cubicle, low level w.c, vanity washbasin, partial wet boarded walls, obscured rear and side aspect windows.

OUTSIDE

The front garden is laid to lawn with a low walled surround, steps and a handrail lead up to the front entrance. A tarmac driveway for two vehicles to the side of the property in turn leads to a;

DETACHED SINGLE GARAGE

14'03 x 10'00 (4.34m x 3.05m)

Accessed via double wooden doors.

The private rear garden comprises levels laid to patio and lawn, a small summer house, mixture of wall and fencing surround. The property back onto a field.

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. Follow the road to the end where the property can be found at the end on the left.

SERVICES

Mains water and drainage, electric.

Openreach in area.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWINGS

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).

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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

