



7 West End
Ruardean GL17 9TP



STEVE GOOCH
ESTATE AGENTS | EST 1985

7 West End

Guide Price £245,000

Ruardean GL17 9TP

We Are Thrilled To Present This Beautifully Maintained Three-Bedroom Modern Terraced Home, Situated On The Outskirts Of The Highly Sought-After Village Of Ruardean In The Picturesque Forest Of Dean. This Cherished Property Boasts A Spacious Lounge And Dining Area, A Fully Equipped Modern Kitchen, A Convenient Downstairs W.C., Three Generously Sized Bedrooms And Modern Bathroom. The Master Bedroom Features An En-Suite Shower Room And Built-In Wardrobes, Adding Both Comfort And Functionality To This Delightful Home.

Further Benefits Include Off-Road Parking For Two/Three Vehicles, Single Garage And A Landscaped Rear Garden Ideal For Relaxing And Entertaining.

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 door leads into;

ENTRANCE HALL

A bright and welcoming space with radiator, wood flooring, stairs to the first floor, doors leading off to the kitchen, lounge/diner and downstairs w.c

KITCHEN

11'06 x 8'07 (3.51m x 2.62m)

Equipped with a range of modern wall and base level units with laminate wood effect worktops and inset 1.5 stainless steel sink with drainer. Integral electric oven with induction hob and cooker hood above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, part tiled walls, tiled floor, radiator, front aspect window.

LOUNGE/DINER

15'07 x 13'05 (4.75m x 4.09m)

Radiators, wood effect flooring, rear aspect French doors to garden, rear aspect window.

BEDROOM ONE

12'04 x 9'00 (3.76m x 2.74m)

Built in wardrobe, Radiator, front aspect window, door into;

EN-SUITE SHOWER ROOM

Corner mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin, heated towel rail, tiled floor, obscured front aspect window.

BEDROOM TWO

9'03 x 8'04 (2.82m x 2.54m)

Radiator, rear aspect window.

BEDROOM THREE

9'06 x 6'00 (2.90m x 1.83m)

Radiator, rear aspect window.

BATHROOM

Modern three piece white suite comprising bath with tiled splashbacks, low level w.c, pedestal washbasin, tiled floor.





OUTSIDE

The front entrance features a charming canopied porch complemented by an outdoor light.

The enclosed, landscaped rear garden offers a thoughtfully designed layout, starting with a lower patio area adjacent to the lounge/diner. Steps lead up to a well-maintained lawn with raised flower beds and a decked seating area, perfect for relaxation or entertaining. A rear gate provides access to a gravelled parking area, accommodating one to two vehicles. Additionally, the property benefits from a single en-bloc garage at the rear, equipped with lighting and accessed via an up-and-over door, with space for one additional vehicle in front.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the exit signposted for Drybrook and Ruardean. Follow the road for approximately 2 miles entering into the village of Ruardean, then continue through the village along the High Street passing the church on your right and Ruardean garage on your left. Take the left turn where the road bears sharply to the right into the High Street and continue along this road where the property can be found on the left hand side.

SERVICES

Mains water, drainage and electric.
Open reach in area

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).

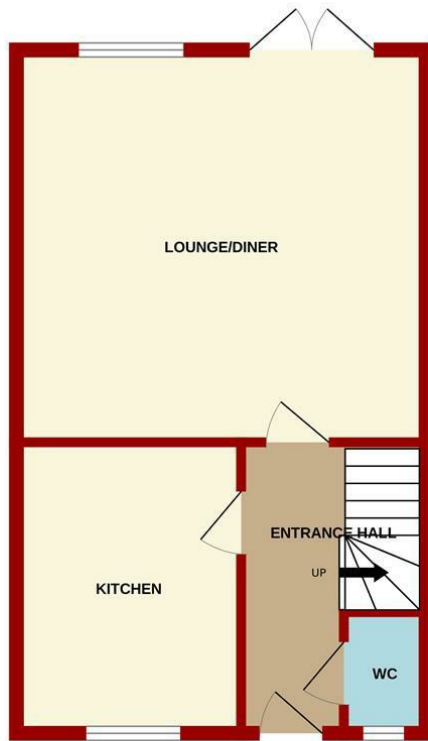
MONEY LAUNDERING REGULATIONS

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



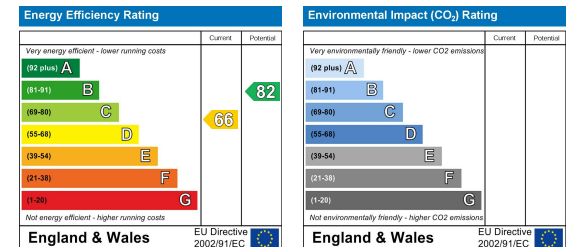
1ST FLOOR



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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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.





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