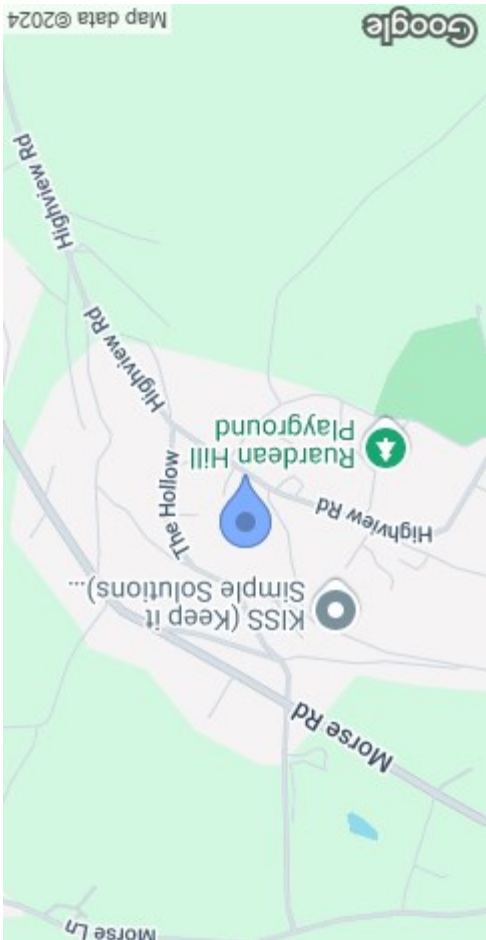


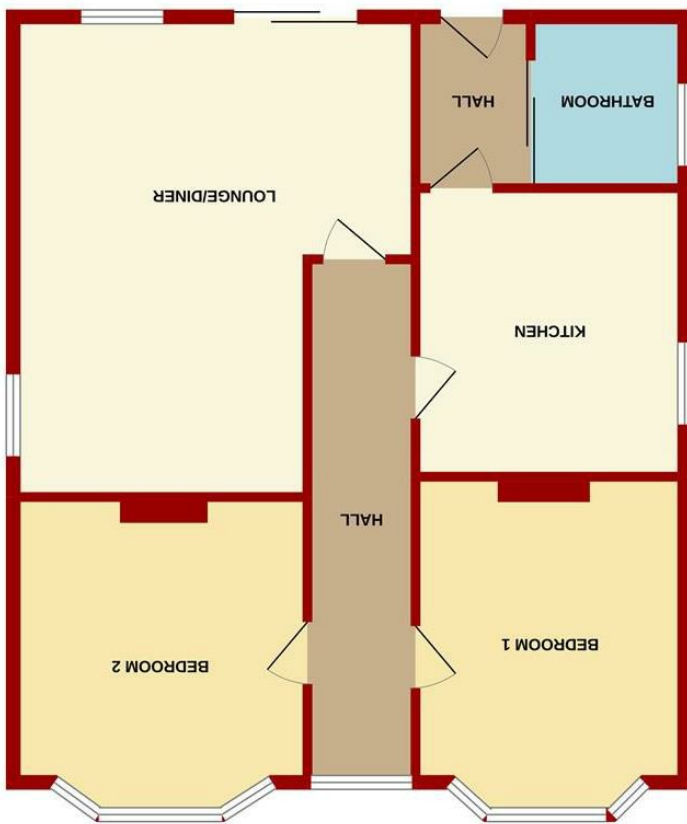


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating
 A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)	 A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)



While 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 inaccuracy or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, tenants, agents and other interested parties are advised to visit the property in person and to check 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 inaccuracy or omissions. The plan is for illustrative purposes only and should be used as a guide only.



GROUND FLOOR



Melrose Ruardean Hill
 Drybrook GL17 9AR



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£295,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW comprising of ENTRANCE HALL, INNER HALLWAY, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS and BATHROOM.

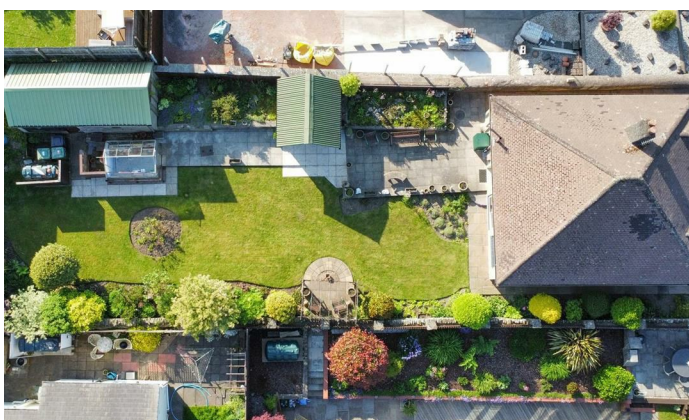
The property IS OFFERED WITH NO ONWARD CHAIN and benefits from PLANNING CONSENT FOR PROVISION OF PARALLEL PARKING BAY TO VERGE AND FRONT BOUNDARY OF PROPERTY, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, ENCLOSED SOUTH FACING GARDENS WITH SUMMER HOUSE, WORKSHOP and A LARGE OPEN LOFT SPACE.

Ruardean Hill is a small village located in the Forest of Dean district of Gloucestershire. It is situated on a hilltop in the eastern part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

Ruardean Hill is known for its scenic views and its location within the beautiful natural surroundings of the Forest of Dean. The village offers a tranquil and rural atmosphere, making it an ideal place for those seeking a peaceful lifestyle.

While Ruardean Hill is a small village, it offers some essential amenities for its residents. These include a primary school and a village hall. Additionally, the village is in proximity to nearby towns and villages where further services and facilities can be found. The village features a mix of traditional and modern architecture, with some stone cottages and newer residential developments.

Ruardean Hill provides access to outdoor activities and nature trails. The Forest of Dean offers opportunities for walking, cycling, and exploring the woodlands. Nearby attractions such as Symonds Yat and the Wye Valley are also within reach.



The property is accessed via a upvc double glazed panel door with obscure glazed panels inset. This leads into the:

ENTRANCE HALL

Ceiling light, coving, sliding door to the bathroom, glazed panel door to kitchen.

BATHROOM

Newly fitted white suite with large double shower cubicle and mains shower fitted, pedestal wash hand basin with monobloc mixer tap over, close coupled w.c., ceiling light, extractor fan, coving, part tiled walls, non-slip flooring, heated towel radiator, side aspect upvc obscure double glazed window.

KITCHEN

11'03 x 11'07 (3.43m x 3.53m)

One and a half bowl single drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, four-ring electric hob, double oven, plumbing for washing machine, space for tumble dryer, ceiling light, coving, double radiator, hive heating controls, side aspect upvc double glazed window. Door giving access into:

INNER HALLWAY

Access to roof space with power and lighting, an ideal space for potential conversion subject to planning permission. Ceiling light, coving, power points, sliding door to storage cupboard with shelving space, front aspect double glazed window overlooking the front garden. Door giving access into:

LOUNGE/ DINING ROOM

18'09 x 14'08 (5.72m x 4.47m)

Lounge- Feature fireplace area of timber construction with shelving and storage to all sides and electric fire inset, ceiling light, coving, hive central heating thermostat and timer controls, power point, tv point, double radiator.

Dining Area- Two ceiling lights, coving, two radiators, power points, rear aspect upvc double glazed window overlooking the rear garden, rear aspect double glazed sliding patio doors opening onto the rear garden.

BEDROOM ONE

13'07 x 10'10 (4.14m x 3.30m)

Ceiling light, coving, chimney breast, alcoves to either side, power points, double radiator, front aspect upvc double glazed window overlooking the front garden.

BEDROOM TWO

12'00 x 10'11 (3.66m x 3.33m)

Ceiling light, coving, double radiator, power points, chimney breast with alcoves to either side, front aspect upvc double glazed window overlooking the front garden.

OUTSIDE

The front of the property is accessed via a wrought iron gate with steps leading up to a paved pathway proceeding around either side of the bungalow. The front garden benefits from outside lighting, small lawned area with flower borders, shrubs and bushes, enclosed by walling surround with wrought iron railings to top and upvc facias and guttering.

The paved pathway to the right hand side leads around to the rear garden where there is a large patio area, raised flower borders with shrubs and bushes, a large level lawn with shaped flower borders, paved seating area, pagoda, summer house, large storage shed, oil storage tank, external oil fired central heating and domestic hot water boiler (recently fitted with 15 year warranty), composting corner, outside tap, access to the rear door and enclosed by walling and fencing surround.

SUMMER HOUSE

8'06 x 8'07 (2.59m x 2.62m)

Of timber construction with power and lighting, front aspect window and a pair of glazed panel French doors.

SERVICES

Mains water, electricity, drainage and oil.

WATER RATES

Severn Trent- approx £42.60 p/m.

LOCAL AUTHORITY

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

TENURE

Advised as 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.

DIRECTIONS

From Mitcheldean proceed along the A4136 and continue straight over the traffic lights at Nailbridge. Continue along taking the first turning right on to Highview Road. Proceed up Ruardean Hill where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS House buyers Reports).

AGENTS NOTE

Full Planning to create parking of one vehicle to the front. Planning reference P1661/23/FUL