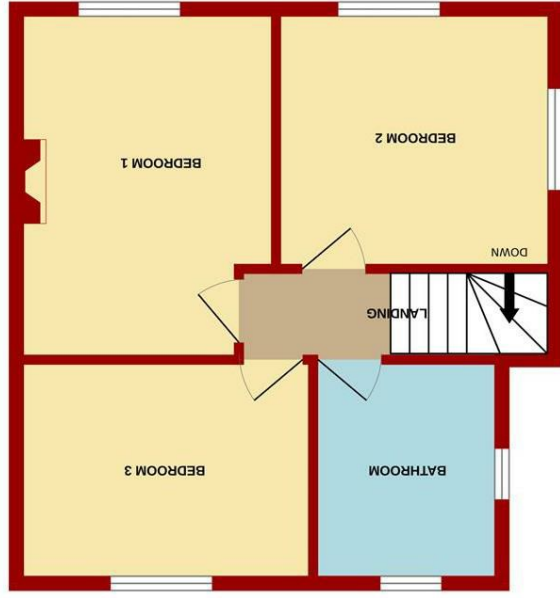
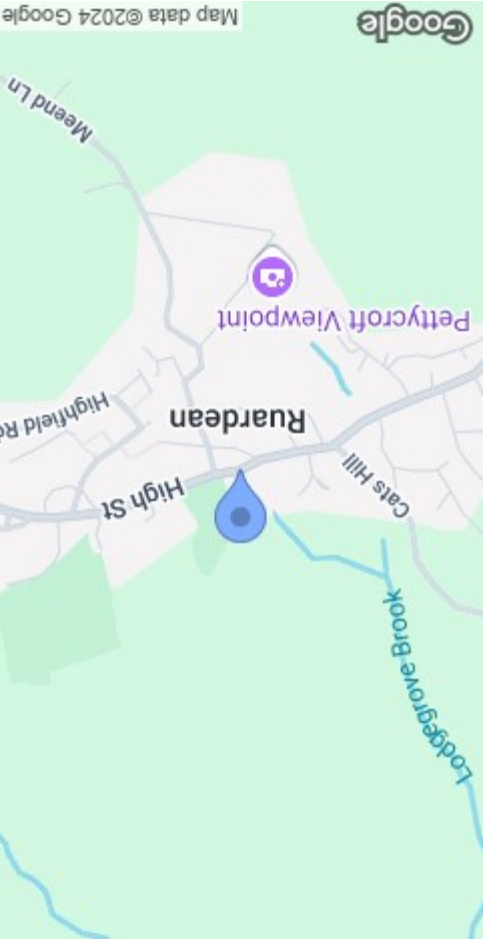




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR



Beech View High Street
 Ruardean GL17 9US



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£250,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM END TERRACED COTTAGE situated in a pretty conservation area in the heart of the popular village of Ruardean. OFFERED WITH NO ONWARD CHAIN, the property benefits from DOUBLE GLAZING, GARDEN and OFF ROAD PARKING.

The property comprises of LOUNGE/DINING ROOM, KITCHEN, UTILITY, THREE BEDROOMS and FAMILY 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 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.



The property is accessed via a upvc obscure double glazed panel door leading into the:

LOUNGE/DINING ROOM

21'01 x 13'08 narrowing to 10'07 (6.43m x 4.17m narrowing to 3.23m)

Feature fireplace with paved hearth, inset woodburning stove, two ceiling lights, two double radiators, power points, tv point, telephone point, door to high level cupboard housing the electric meter, access to understairs storage area with lighting, two front aspect upvc double glazed windows with views towards the church, wooden panel door gives access into:

KITCHEN

10'03 x 8'01 (3.12m x 2.46m)

Single bowl, half drainer stainless steel sink unit with mixer taps over, wood effect rolled edge worktops, range of base and wall mounted units, four-ring induction hob, electric oven beneath, filter hood over, tiled surround, power points, double radiator, rear aspect upvc double glazed window overlooking the garden, rear aspect upvc obscure glazed panel door opening to rear garden, door opening into:

UTILITY

8'01 x 7'06 (2.46m x 2.29m)

Ceiling light, mains wired smoke alarm system, gas fired central heating and domestic hot water boiler, timer controls, plumbing for automatic washing machine, power points, single radiator, side aspect obscure upvc double glazed window.

From the lounge/dining room, stairs lead up to the first floor:

LANDING

Access to roof space, mains wired smoke alarm, doors giving access into:

BEDROOM ONE

13'11 x 11'00 (4.24m x 3.35m)

Chimney breast with open fire inset, cast & tiled surround, metal mantle, alcoves to either side, ceiling light, power points, tv point, double radiator, front aspect upvc double glazed window overlooking the churchyard with far reaching views over fields and woodland.

BEDROOM TWO

10'09 x 9'08 (3.28m x 2.95m)

Ceiling light, power point, tv point, double radiator, side aspect upvc double glazed window overlooking the parking area, front aspect upvc double glazed window overlooking the churchyard with far reaching views over fields and woodland.

BEDROOM THREE

10'11 x 8'02 (3.33m x 2.49m)

Sloped ceiling, ceiling light, power points, tv point, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

BATHROOM

8'01 x 7'06 (2.46m x 2.29m)

Sloped ceiling, white suite with close coupled w.c, pedestal wash hand basin, tiled splashback, modern side panel bath, mains fed shower fitted over, shower screen, chrome heated towel radiator, wood effect vinyl flooring, side and rear aspect obscure double glazed upvc windows.

OUTSIDE

A five-bar gate gives access to a parking area suitable for two vehicles. The rear garden benefits from lawned area, gravelled pathways, stone/brick outbuildings, outside tap, outside lighting and storage unit for gas bottles.

AGENTS NOTE

The neighbouring properties have a right of access across the driveway

DIRECTIONS

From Mitcheldean, proceed along the A4136 continue up and over Plump Hill. Upon reaching the traffic lights at Nailbridge turn right signposted to Ruardean. Continue into the village and on to the High Street where the property can be found on the left hand side opposite the church.

SERVICES

Mains electric, water and drainage. LPG

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest

information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

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

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 (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.