



23 Crooked End Place
Ruardean GL17 9YN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price £250,000

AN IMPECCABLY PRESENTED THREE-BEDROOM, TWO RECEPTION SEMI-DETACHED IDEAL FAMILY HOME, located within a peaceful cul-de-sac in the village of RUARDEAN. The property boasts a 16FT. LIVING ROOM, 13.FT DINING ROOM, FULLY FITTED KITCHEN with built in appliances, THREE BEDROOMS and a BATHROOM as well as a small rear CONSERVATORY, DRIVEWAY PARKING to the front for TWO VEHICLES, and an ATTRACTIVE, LOW-MAINTENANCE PRIVATE REAR GARDEN.

The current owner has recently installed a WORCESTER OIL-FIRED COMBI BOILER, OIL TANK, RADIATORS, GUTTERING, FASCIA'S and SOFFITS giving the next owners peace of mind.

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.



Side aspect upvc double glazed door leads into;

ENTRANCE HALL

Laminate wood flooring, stairs to the first floor landing, door to the lounge, opens through to the kitchen and dining room.

KITCHEN

10'06 x 8'03 (3.20m x 2.51m)

Comprising a range of fully fitted wall and base level units with laminate worktops and an inset stainless steel sink unit with drainer. Space for an electric cooker with extractor hood over, space for a fridge/freezer, washing machine and dishwasher. Worcester oil-fired combi boiler, tiled floor, front aspect window.

DINING ROOM

13'08 x 7'08 (4.17m x 2.34m)

Double doors into storage cupboard, laminate wood flooring, radiator, sliding patio doors to the front aspect.

LOUNGE

16'05 x 12'00 (5.00m x 3.66m)

Tv point, radiators, rear aspect window overlooking the garden, door into conservatory.

REAR PORCH

Of upvc and double glazed construction, power points, tiled floor, door leading out to the garden.

BEDROOM ONE

12'04 x 9'09 (3.76m x 2.97m)

Radiator, rear aspect window with pleasant views.

BEDROOM TWO

9'01 x 8'06 (2.77m x 2.59m)

Built in cupboard, radiator, front aspect window.

BEDROOM THREE

9'05 x 6'06 (2.87m x 1.98m)

Radiator, rear aspect window with pleasant views.





BATHROOM

7'01 x 5'06 (2.16m x 1.68m)

Three piece suite comprising a bath with electric shower over, low level w.c, pedestal washbasin, tiled walls, radiator, front aspect window.

PARKING

At the front of the property, there is driveway parking for two vehicles.

OUTSIDE

The front garden is landscaped with stone chippings for low maintenance. A gated path leads to the side of the property, providing access to both the main entrance and the rear garden.

The enclosed rear garden features areas laid with AstroTurf and stone chippings, complemented by attractive flower beds, a rockery, and a shed located at the bottom of the garden.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Drybrook and Ruardean and follow the Morse Road. Continue in to the village of Ruardean and take the first right in to Crooked End Place. The property can be found in front of you after a short distance.

SERVICES

Mains Electric, Water & Drainage. Oil.

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 Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

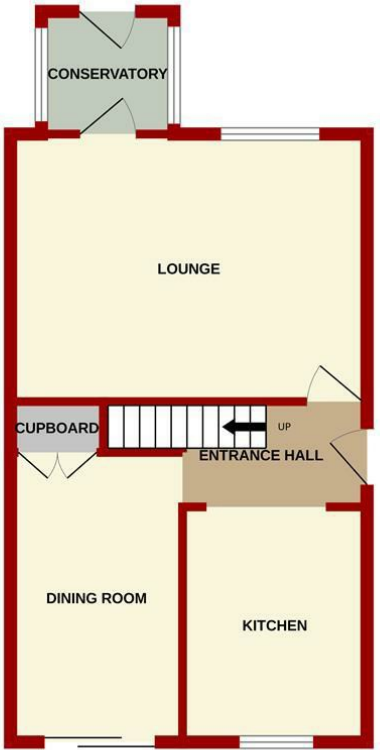
MONEY LAUNDERING REGULATIONS

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)

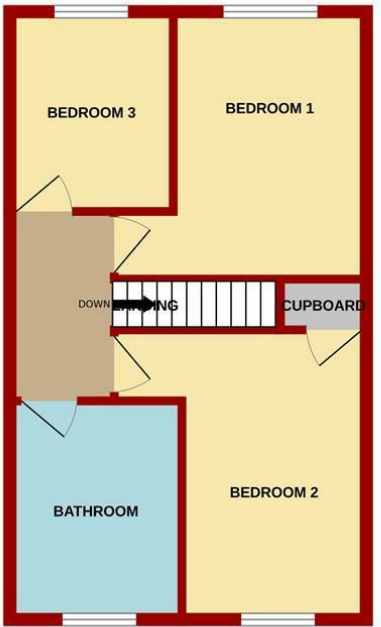




GROUND FLOOR

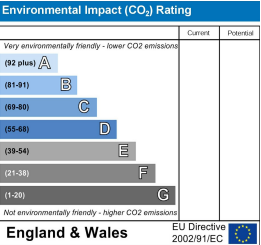
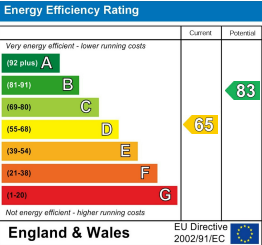


1ST FLOOR



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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