



71 Highfield Road
Ruardean GL17 9XA



STEVE GOOCH
ESTATE AGENTS | EST 1985

£165,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME, of NON-TRADITIONAL CONSTRUCTION, benefitting from SOLID FUEL CENTRAL HEATING, DOUBLE GLAZING, AN ENCLOSED FRONT GARDEN, and a LARGE OPEN REAR GARDEN WITH FAR REACHING VIEWS. The property is OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises: ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, SIDE HALL, DOWNSTAIRS CLOAKROOM, STORE ROOM and REAR HALL/UTILITY to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM upstairs.

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.





ENTRANCE HALL

The property is accessed via a double glazed door giving access to the entrance hall which comprises of Stairs to the first floor, under stairs storage cupboard, radiator, power points, glazed panel door giving access into:

LOUNGE

13'01 x 11'09 (3.99m x 3.58m)

Feature fireplace with electric fire, wooden mantle and hearth, chimney breast with alcoves to either side, ceiling light, coving, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

KITCHEN/DINING ROOM

20'04 x 9'05 (6.20m x 2.87m)

Kitchen- Single bowl, single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, four-ring gas hob with filter hood over, space and plumbing for automatic washing machine, ceiling light, coving, tiled flooring, Rayburn supreme providing oven, heating and hot water, front aspect window with far reaching views over fields and countryside in the distance. Obscure glazed panel door gives access into side hall.

Dining Room- Continuation of the tiled flooring, coving, exposed timber skirting boards, ceiling light, rear aspect upvc double glazed window overlooking the rear garden, exposed timber window ledge.

SIDE HALL

Upvc obscure glazed panel door to front aspect, wooden doors giving access into:

CLOAKROOM

White suite with low level w.c, wall light, exposed brick wall, front aspect window with views over fields and countryside in the distance.

STORE CUPBOARD

Power and lighting

REAR HALL/UTILITY

9'06 x 7'08 (2.90m x 2.34m)

Power and lighting, rear aspect single glazed window overlooking the rear garden, rear aspect double glazed obscure door opening onto the garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, coving, power point, front aspect upvc double glazed window with far reaching views over fields and countryside, door giving access into:

BEDROOM ONE

12'00 x 11'03 (3.66m x 3.43m)

Ceiling light, coving, double radiator, power points, exposed timber floorboards, wooden door giving access to airing cupboard housing the hot water cylinder and slatted shelving, door to further storage cupboard with slatted shelving space, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO

13'02 x 9'05 (4.01m x 2.87m)

Ceiling light, coving, power point, exposed timber floorboards, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

8'07 x 8'10 (2.62m x 2.69m)

Ceiling light, coving, power point, exposed timber skirting boards, single radiator, front aspect upvc double glazed window with far reaching views over fields and countryside.

BATHROOM

White suite with close coupled w.c, pedestal wash hand basin, modern side panel bath, shower mixer tap fitting over, fully tiled walls and flooring, single radiator, inset ceiling spots, coving, side aspect upvc obscure double glazed window.

OUTSIDE

The property is accessed via a wrought iron gate with a concrete pathway and steps leading to the front door. The front garden is mainly laid to lawn with established flower borders, shrubs, bushes, and a rockery, all enclosed by a mix of fencing and hedging. Additional features include a coal bunker, outside tap, and external lighting.

To the rear, a concrete courtyard provides access via a personal gate and steps to a generous lawned garden with further flower borders, shrubs, and bushes. A garden shed offers useful storage, and the garden backs onto open fields and countryside. From the far end, enjoy stunning far-reaching views across the surrounding landscape.

AGENTS NOTE

This property is of Laing Easiform non-traditional construction. We recommend speaking to your financial advisor or mortgage lender to discuss any potential implications if you require a mortgage.

DIRECTIONS

From the Mitcheldean Office, proceed to the mini roundabout, turning right onto the A4136. Proceed up Plump Hill and upon reaching the traffic lights at Nailbridge, turn right onto Morse Road, signposted to Ruardean. Continue into the village, taking the left hand turning into Belle Vue Road where the property can be found at the top directly in front of you.

SERVICES

Mains water, electricity, drainage. Solid fuel heating.

WATER RATES

Severn Trent- To be advised

LOCAL AUTHORITY

Council Tax Band: A
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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEYS

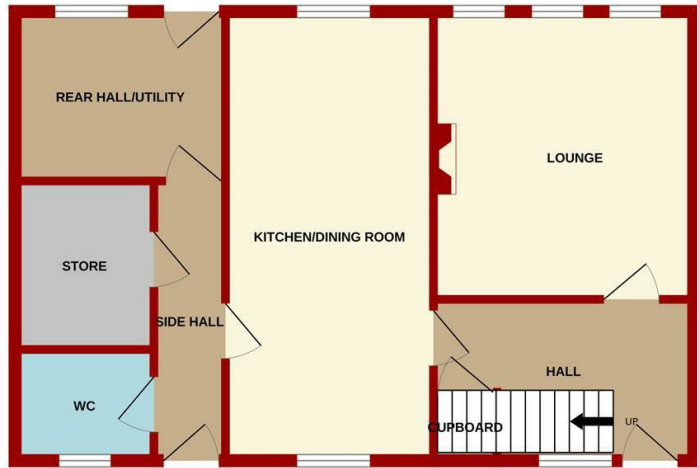
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)



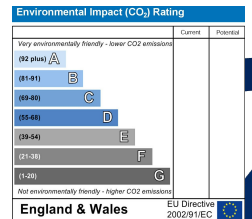
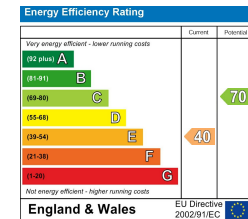
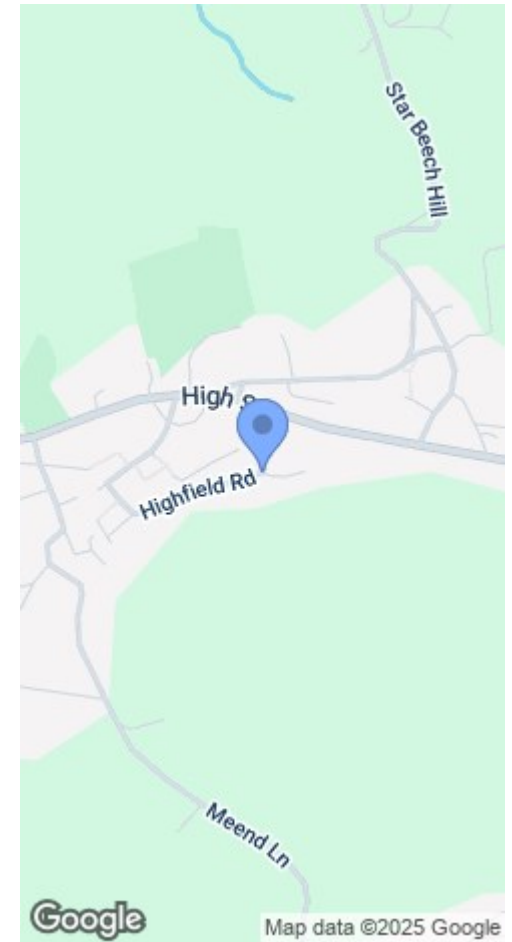
GROUND FLOOR



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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