



**13 Denehurst**  
**Ruardean GL17 9XP**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£175,000**

Steve Gooch Estate Agents are delighted to offer for sale this WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED NON TRADITIONAL CONSTRUCTION UNITY HOME benefiting from ENCLOSED FRONT GARDEN, LARGE REAR GARDEN BACKING ONTO WOODLAND, SOLID FUEL CENTRAL HEATING, DOUBLE GLAZING.

The property benefits from KITCHEN and LOUNGE/DINING ROOM to the ground floor, TWO DOUBLE BEDROOMS and FAMILY BATHROOM to the first floor.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities including primary/junior school, mobile post office, recreational ground and bridle paths and walks through the surrounding woodland.

The nearby village of Drybrook has a range of amenities to include, chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, rugby club and a bus service to Gloucester and surrounding areas.







The property is approached via a small canopy style porch leading to a upvc woodgrain double glazed door with obscure glazed panel inset. This leads into the:

### ENTRANCE HALL

Stairs leading to the first floor, ceiling light, understairs storage cupboard, double radiator, power points, dado rail, wood laminate flooring, solid timber door into Lounge, bifold door with obscure glazed panels inset giving access into:

### KITCHEN

9'11 x 9'06 (3.02m x 2.90m)

Single bowl, single drainer stainless steel sink unit with taps over, rolled edge worktops, tiled surrounds, range of base and wall mounted units, space for cooker, undercounter space for washing machine, space for freestanding fridge/freezer, breakfast bar, tiled flooring, ceiling lights, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland, side aspect upvc double glazed window overlooking the garden and towards woodland, side aspect upvc double glazed door opening onto the garden.

### LOUNGE

16'01 x 11'03 (4.90m x 3.43m)

Feature fireplace with inset wood-burning stove and back boiler, providing solid fuel central heating throughout the property, ceiling light, coving, continuation of the laminate flooring, alcove to side, power points, three rear aspect double glazed windows overlooking the rear garden with views towards forest and woodland.

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

### LANDING

Access to roof space, power point, single radiator, dado rail, solid timber doors giving access into:

### BEDROOM ONE

13'01 x 9'00 (3.99m x 2.74m)

Two ceiling lights, vertical wall mounted radiator, power points, bi-fold door giving access to an above stairs built-in wardrobe, three front aspect upvc double glazed windows overlooking the front garden with views towards forest and woodland.

### BEDROOM TWO

11'09 x 9'03 (3.58m x 2.82m)

Ceiling light with ceiling fan, range of built-in wardrobes with hanging rail and shelving options, single radiator, power points, two rear aspect upvc double glazed windows overlooking the rear garden and the woodland beyond.

### FAMILY BATHROOM

White suite with modern side panel bath, electric shower fitted over, folding shower screen, pedestal wash hand basin with mixer tap over, partial tiling, close coupled w.c, single radiator, ceiling light, extractor fan, rear aspect upvc obscure double glazed window.

### OUTSIDE

The front of the property is accessed via a wrought iron gate leading to a concrete pathway, with two steps down to the front door. The front garden is laid to gravel for low maintenance and enclosed by wooden fencing, with raised borders featuring a variety of shrubs and bushes. A wooden gate opens into a private courtyard garden to the side, enclosed partly by walling and fencing. The courtyard benefits from an outside tap, outside lighting, and a mature grapevine.

A door from the courtyard leads to a useful store room housing the consumer unit, with space currently used for a freezer and tumble dryer. Additional doors provide access to further storage and coal sheds.

The landscaped rear garden offers a concrete patio seating area, a lawned section with flower borders, shrubs, and bushes, and a feature pond. The garden is fully enclosed by a combination of fencing and walling and also includes a garden shed and garden store.

### AGENTS NOTE

The property is of Unity non-standard construction. Please speak to a financial advisor if you require any lending.

### DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout and turn right on to the A4136. Proceed up over Plump Hill and upon reaching the traffic lights at Nailbridge proceed straight over towards Lydbrook. Continue for about 1.5 miles where you will find a turning on the right signposted to Ruardean Woodside, turn right here and proceed up the hill. Follow the road for another mile and the road will bear left. Upon entering Ruardean Woodside pass the school and then turn right in to Denehurst where the property can be found on the right hand side.

### SERVICES

Mains water, drainage, electricity. Solid fuel heating. LPG Cooker.

### 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.

### LOCAL AUTHORITY

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

### WATER RATES

Severn Trent Water Authority

### 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.

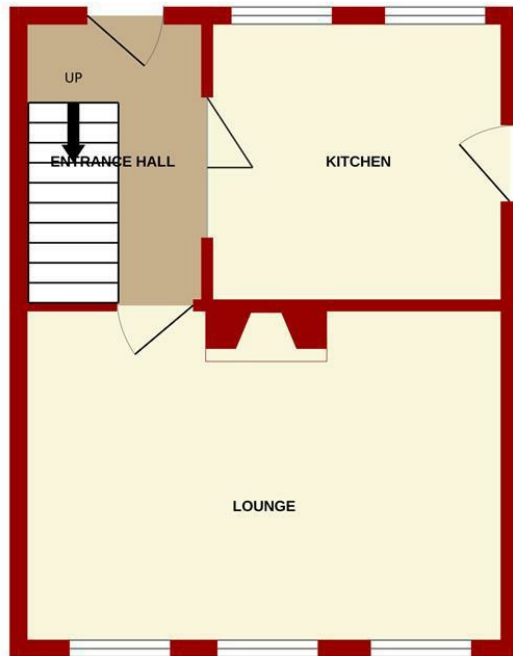
### PROPERTY SURVEYS

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

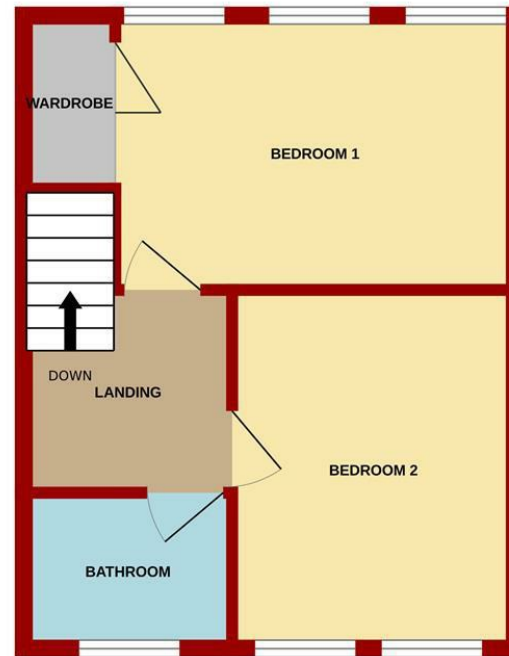
### MONEY LAUNDERING REGULATIONS

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)

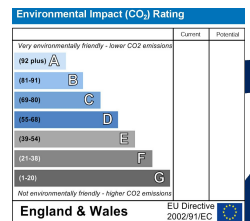
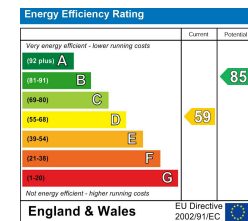
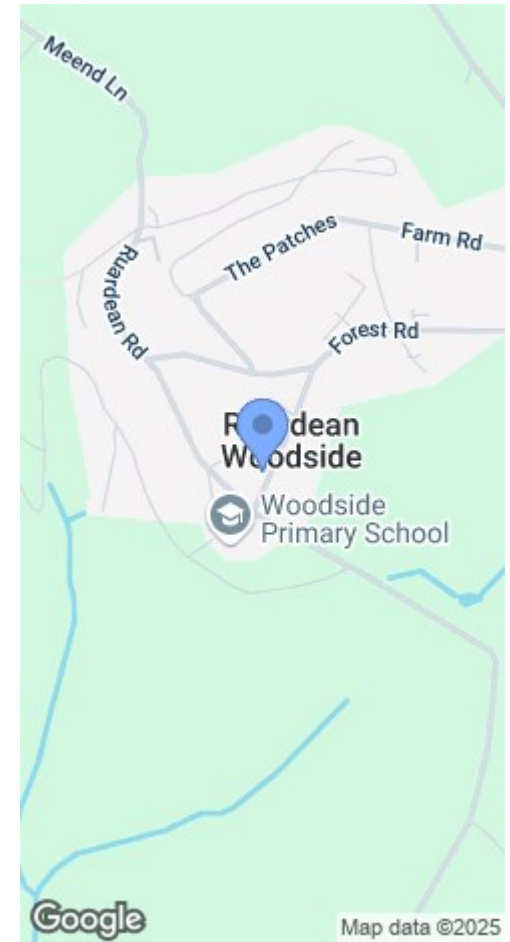
GROUND FLOOR



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.  
Made with Metropix ©2025



#### 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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys