



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.

England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - low energy code	A
101-120 kWh/m ² per year	B
81-100 kWh/m ² per year	C
61-80 kWh/m ² per year	D
41-60 kWh/m ² per year	E
21-40 kWh/m ² per year	F
1-20 kWh/m ² per year	G
Very energy inefficient - high energy code	H
101-120 kWh/m ² per year	I
121-150 kWh/m ² per year	J
151-180 kWh/m ² per year	K
181-210 kWh/m ² per year	L
211-240 kWh/m ² per year	M
241-270 kWh/m ² per year	N
271-300 kWh/m ² per year	O
301-330 kWh/m ² per year	P
331-360 kWh/m ² per year	Q
361-390 kWh/m ² per year	R
391-420 kWh/m ² per year	S
421-450 kWh/m ² per year	T
451-480 kWh/m ² per year	U
481-510 kWh/m ² per year	V
511-540 kWh/m ² per year	W
541-570 kWh/m ² per year	X
571-600 kWh/m ² per year	Y
601-630 kWh/m ² per year	Z
631-660 kWh/m ² per year	AA
661-690 kWh/m ² per year	AB
691-720 kWh/m ² per year	AC
721-750 kWh/m ² per year	AD
751-780 kWh/m ² per year	AE
781-810 kWh/m ² per year	AF
811-840 kWh/m ² per year	AG
841-870 kWh/m ² per year	AH
871-900 kWh/m ² per year	AI
901-930 kWh/m ² per year	AJ
931-960 kWh/m ² per year	AK
961-990 kWh/m ² per year	AL
991-1020 kWh/m ² per year	AM
1021-1050 kWh/m ² per year	AN
1051-1080 kWh/m ² per year	AO
1081-1110 kWh/m ² per year	AP
1111-1140 kWh/m ² per year	AQ
1141-1170 kWh/m ² per year	AR
1171-1200 kWh/m ² per year	AS
1201-1230 kWh/m ² per year	AT
1231-1260 kWh/m ² per year	AU
1261-1290 kWh/m ² per year	AV
1291-1320 kWh/m ² per year	AW
1321-1350 kWh/m ² per year	AX
1351-1380 kWh/m ² per year	AY
1381-1410 kWh/m ² per year	AZ
1411-1440 kWh/m ² per year	BA
1441-1470 kWh/m ² per year	BB
1471-1500 kWh/m ² per year	BC
1501-1530 kWh/m ² per year	BD
1531-1560 kWh/m ² per year	BE
1561-1590 kWh/m ² per year	BF
1591-1620 kWh/m ² per year	BG
1621-1650 kWh/m ² per year	BH
1651-1680 kWh/m ² per year	BI
1681-1710 kWh/m ² per year	BJ
1711-1740 kWh/m ² per year	BK
1741-1770 kWh/m ² per year	BL
1771-1800 kWh/m ² per year	BM
1801-1830 kWh/m ² per year	BN
1831-1860 kWh/m ² per year	BO
1861-1890 kWh/m ² per year	BP
1891-1920 kWh/m ² per year	BQ
1921-1950 kWh/m ² per year	BR
1951-1980 kWh/m ² per year	BS
1981-2010 kWh/m ² per year	BT
2011-2040 kWh/m ² per year	BU
2041-2070 kWh/m ² per year	BV
2071-2100 kWh/m ² per year	BW
2101-2130 kWh/m ² per year	BX
2131-2160 kWh/m ² per year	BY
2161-2190 kWh/m ² per year	BZ
2191-2220 kWh/m ² per year	CA
2221-2250 kWh/m ² per year	CB
2251-2280 kWh/m ² per year	CC
2281-2310 kWh/m ² per year	CD
2311-2340 kWh/m ² per year	CE
2341-2370 kWh/m ² per year	CF
2371-2400 kWh/m ² per year	CG
2401-2430 kWh/m ² per year	CH
2431-2460 kWh/m ² per year	CI
2461-2490 kWh/m ² per year	CJ
2491-2520 kWh/m ² per year	CK
2521-2550 kWh/m ² per year	CL
2551-2580 kWh/m ² per year	CM
2581-2610 kWh/m ² per year	CN
2611-2640 kWh/m ² per year	CO
2641-2670 kWh/m ² per year	CP
2671-2700 kWh/m ² per year	CQ
2701-2730 kWh/m ² per year	CR
2731-2760 kWh/m ² per year	CS
2761-2790 kWh/m ² per year	CT
2791-2820 kWh/m ² per year	CU
2821-2850 kWh/m ² per year	CV
2851-2880 kWh/m ² per year	CW
2881-2910 kWh/m ² per year	CX
2911-2940 kWh/m ² per year	CY
2941-2970 kWh/m ² per year	CZ
2971-3000 kWh/m ² per year	DA
3001-3030 kWh/m ² per year	DB
3031-3060 kWh/m ² per year	DC
3061-3090 kWh/m ² per year	DD
3091-3120 kWh/m ² per year	DE
3121-3150 kWh/m ² per year	DF
3151-3180 kWh/m ² per year	DG
3181-3210 kWh/m ² per year	DH
3211-3240 kWh/m ² per year	DI
3241-3270 kWh/m ² per year	DJ
3271-3300 kWh/m ² per year	DK
3301-3330 kWh/m ² per year	DL
3331-3360 kWh/m ² per year	DM
3361-3390 kWh/m ² per year	DN
3391-3420 kWh/m ² per year	DO
3421-3450 kWh/m ² per year	DP
3451-3480 kWh/m ² per year	DQ
3481-3510 kWh/m ² per year	DR
3511-3540 kWh/m ² per year	DS
3541-3570 kWh/m ² per year	DT
3571-3600 kWh/m ² per year	DU
3601-3630 kWh/m ² per year	DV
3631-3660 kWh/m ² per year	DW
3661-3690 kWh/m ² per year	DX
3691-3720 kWh/m ² per year	DY
3721-3750 kWh/m ² per year	DZ
3751-3780 kWh/m ² per year	EA
3781-3810 kWh/m ² per year	EB
3811-3840 kWh/m ² per year	EC
3841-3870 kWh/m ² per year	ED
3871-3900 kWh/m ² per year	EE
3901-3930 kWh/m ² per year	EF
3931-3960 kWh/m ² per year	EG
3961-3990 kWh/m ² per year	EH
3991-4020 kWh/m ² per year	EI
4021-4050 kWh/m ² per year	EJ
4051-4080 kWh/m ² per year	EK
4081-4110 kWh/m ² per year	EL
4111-4140 kWh/m ² per year	EM
4141-4170 kWh/m ² per year	EN
4171-4200 kWh/m ² per year	EO
4201-4230 kWh/m ² per year	EP
4231-4260 kWh/m ² per year	EQ
4261-4290 kWh/m ² per year	ER
4291-4320 kWh/m ² per year	ES
4321-4350 kWh/m ² per year	ET
4351-4380 kWh/m ² per year	EU
4381-4410 kWh/m ² per year	EV
4411-4440 kWh/m ² per year	EW
4441-4470 kWh/m ² per year	EX
4471-4500 kWh/m ² per year	EY
4501-4530 kWh/m ² per year	EZ
4531-4560 kWh/m ² per year	FA
4561-4590 kWh/m ² per year	FB
4591-4620 kWh/m ² per year	FC
4621-4650 kWh/m ² per year	FD
4651-4680 kWh/m ² per year	FE
4681-4710 kWh/m ² per year	FF
4711-4740 kWh/m ² per year	FG
4741-4770 kWh/m ² per year	FH
4771-4800 kWh/m ² per year	FI
4801-4830 kWh/m ² per year	FJ
4831-4860 kWh/m ² per year	FK
4861-4890 kWh/m ² per year	FL
4891-4920 kWh/m ² per year	FM
4921-4950 kWh/m ² per year	FN
4951-4980 kWh/m ² per year	FO
4981-5010 kWh/m ² per year	FP
5011-5040 kWh/m ² per year	FQ
5041-5070 kWh/m ² per year	FR
5071-5100 kWh/m ² per year	FS
5101-5130 kWh/m ² per year	FT
5131-5160 kWh/m ² per year	FU
5161-5190 kWh/m ² per year	FV
5191-5220 kWh/m ² per year	FW
5221-5250 kWh/m ² per year	FX
5251-5280 kWh/m ² per year	FY
5281-5310 kWh/m ² per year	FZ
5311-5340 kWh/m ² per year	GA
5341-5370 kWh/m ² per year	GB
5371-5400 kWh/m ² per year	GC
5401-5430 kWh/m ² per year	GD
5431-5460 kWh/m ² per year	GE
5461-5490 kWh/m ² per year	GF
5491-5520 kWh/m ² per year	GG
5521-5550 kWh/m ² per year	GH
5551-5580 kWh/m ² per year	GI
5581-5610 kWh/m ² per year	GJ
5611-5640 kWh/m ² per year	GK
5641-5670 kWh/m ² per year	GL
5671-5700 kWh/m ² per year	GM
5701-5730 kWh/m ² per year	GN
5731-5760 kWh/m ² per year	GO
5761-5790 kWh/m ² per year	GP
5791-5820 kWh/m ² per year	GQ
5821-5850 kWh/m ² per year	GR
5851-5880 kWh/m ² per year	GS
5881-5910 kWh/m ² per year	GT
5911-5940 kWh/m ² per year	GU
5941-5970 kWh/m ² per year	GV
5971-6000 kWh/m ² per year	GW
6001-6030 kWh/m ² per year	GX
6031-6060 kWh/m ² per year	GY
6061-6090 kWh/m ² per year	GZ
6091-6120 kWh/m ² per year	HA
6121-6150 kWh/m ² per year	HB
6151-6180 kWh/m ² per year	HC
6181-6210 kWh/m ² per year	HD
6211-6240 kWh/m ² per year	HE
6241-6270 kWh/m ² per year	HF
6271-6300 kWh/m ² per year	HG
6301-6330 kWh/m ² per year	HH
6331-6360 kWh/m ² per year	HI
6361-6390 kWh/m ² per year	HJ
6391-6420 kWh/m ² per year	HK
6421-6450 kWh/m ² per year	HL
6451-6480 kWh/m ² per year	HM
6481-6510 kWh/m ² per year	HN
6511-6540 kWh/m ² per year	HO
6541-6570 kWh/m ² per year	HP
6571-6600 kWh/m ² per year	HQ
6601-6630 kWh/m ² per year	HR
6631-6660 kWh/m ² per year	HS
6661-6690 kWh/m ² per year	HT
6691-6720 kWh/m ² per year	HU
6721-6750 kWh/m ² per year	HV
6751-6780 kWh/m ² per year	HW
6781-6810 kWh/m ² per year	HX
6811-6840 kWh/m ² per year	HY
6841-6870 kWh/m ² per year	HZ
6871-6900 kWh/m ² per year	IA
6901-6930 kWh/m ² per year	IB
6931-6960 kWh/m ² per year	IC
6961-6990 kWh/m ² per year	ID
6991-7020 kWh/m ² per year	IE
7021-7050 kWh/m ² per year	IF
7051-7080 kWh/m ² per year	IG
7081-7110 kWh/m ² per year	IH
7111-7140 kWh/m ² per year	II
7141-7170 kWh/m ² per year	IJ
7171-7200 kWh/m ² per year	IK
7201-7230 kWh/m ² per year	IL
7231-7260 kWh/m ² per year	IM
7261-7290 kWh/m ² per year	IN
7291-7320 kWh/m ² per year	IO
7321-7350 kWh/m ² per year	IP
7351-7380 kWh/m ² per year	IQ
7381-7410 kWh/m ² per year	IR
7411-7440 kWh/m ² per year	IS
7441-7470 kWh/m ² per year	IT
7471-7500 kWh/m ² per year	IU
7501-7530 kWh/m ² per year	IV
7531-7560 kWh/m ² per year	IW
7561-7590 kWh/m ² per year	IX
7591-7620 kWh/m ² per year	IY
7621-7650 kWh/m ² per year	IZ
7651-7680 kWh/m ² per year	JA
7681-7710 kWh/m ² per year	JB
7711-7740 kWh/m ² per year	JC
7741-7770 kWh/m ² per year	JD
7771-7800 kWh/m ² per year	JE
7801-7830 kWh/m ² per year	JF
7831-7860 kWh/m ² per year	JG
7861-7890 kWh/m ² per year	JH
7891-7920 kWh/m ² per year	JI
7921-7950 kWh/m ² per year	IJ
7951-7980 kWh/m ² per year	JK
7981-8010 kWh/m ² per year	KL
8011-8040 kWh/m ² per year	KM
8041-8070 kWh/m ² per year	KN
8071-8100 kWh/m ² per year	KO
8101-8130 kWh/m ² per year	KP
8131-8160 kWh/m ² per year	KQ
8161-8190 kWh/m ² per year	KR
8191-8220 kWh/m ² per year	KS
8221-8250 kWh/m ² per year	KT
8251-8280 kWh/m ² per year	KU
8281-8310 kWh/m ² per year	KV
8311-8340 kWh/m ² per year	KW
8341-8370 kWh/m ² per year	KX
8371-8400 kWh/m ² per year	KY
8401-8430 kWh/m ² per year	KZ
8431-8460 kWh/m ² per year	LA
8461-8490 kWh/m ² per year	LB
8491-8520 kWh/m ² per year	LC
8521-8550 kWh/m ² per year	LD
8551-8580 kWh/m ² per year	LE
8581-8610 kWh/m ² per year	LF
8611-8640 kWh/m ² per year	LG
8641-8670 kWh/m ² per year	LH
8671-8700 kWh/m ² per year	LI
8701-8730 kWh/m ² per year	LJ
8731-8760 kWh/m ² per year	LK
8761-8790 kWh/m ² per year	LL
8791-8820 kWh/m ² per year	LM
8821-8850 kWh/m ² per year	LN
8851-8880 kWh/m ² per year	LO
8881-8910 kWh/m ² per year	LP
8911-8940 kWh/m ² per year	LQ
8941-8970 kWh/m ² per year	LR
8971-9000 kWh/m ² per year	LS
9001-9030 kWh/m ² per year	LT
9031-9060 kWh/m ² per year	LU
9061-9090 kWh/m ² per year	LV
9091-9120 kWh/m ² per year	LW
9121-9150 kWh/m ² per year	LX
9151-9180 kWh/m ² per year	LY
9181-9210 kWh/m ² per year	LZ
9211-9240 kWh/m ² per year	MA
9241-9270 kWh/m ² per year	MB
9271-9300 kWh/m ² per year	MC
9301-9330 kWh/m ² per year	MD
9331-9360 kWh/m ² per year	ME
9361-9390 kWh/m ² per year	MF
9391-9420 kWh/m ² per year	MG
9421-9450 kWh/m ² per year	MH
9451-9480 kWh/m ² per year	MI
9481-9510 kWh/m ² per year	IJ
9511-9540 kWh/m ² per year	JK
9541-9570 kWh/m ² per year	KL
9571-9600 kWh/m ² per year	KM
9601-9630 kWh/m ² per year	KN
9631-9660 kWh/m ² per year	KO
9661-9690 kWh/m ² per year	KP
9691-9720 kWh/m ² per year	KQ
9721-9750 kWh/m ² per year	KR
9751-9780 kWh/m ² per year	KS
9781-9810 kWh/m ² per year	KT
9811-9840 kWh/m ² per year	KU
9841-9870 kWh/m ² per year	KV
9871-9900 kWh/m ² per year	KW
9901-9930 kWh/m ² per year	KX
9931-9960 kWh/m ² per year	KY
9961-9990 kWh/m ² per year	KZ
10001-10030 kWh/m ² per year	LA
10031-10060 kWh/m ² per year	LB
10061-10090 kWh/m ² per year	LC
10091-10120 kWh/m ² per year	LD
10121-10150 kWh/m ² per year	LE
10151-10180 kWh/m ² per year	LF
10181-10210 kWh/m ² per year	LG

£280,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated in Ruardean Woodside and benefitting from LPG CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DETACHED SINGLE GARAGE, ENCLOSED GARDENS and is OFFERED WITH NO ONWARD CHAIN

The property comprises of ENTRANCE HALL, LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS and BATHROOM.

Situated on Ruardean Woodside, which is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, recreational ground and bridle paths and walks through the surrounding woodland.

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.



PORCH

8'04 x 3'05 (2.54m x 1.04m)

Dwarf wall construction with upvc double glazed window to side and front aspect, ceiling light, exposed brick wall, tiled flooring, front door of upvc construction with clear panel inset leading into:

KITCHEN

8'07 x 7'10 (2.62m x 2.39m)

Single bowl, single drainer sink unit with mixer tap over, rolled edge worktops, matching upstands, range of base and wall mounted units, power points, four-ring electric hob, electric double oven beneath, filter hood above, space for washing machine, space for under counter fridge, ceiling spots, coving, tiled flooring, central heating timer controls, thermostat, front aspect upvc double glazed window opening into the front porch, step up and door giving access into:

LOUNGE/DINING ROOM

16'01 x 10'03 (4.90m x 3.12m)

Feature fireplace of stone construction, two ceiling lights, ceiling fan, wall light points, coving, double radiator, power points, tv point, front aspect upvc double glazed window overlooking the front garden, pair of upvc double glazed French doors leading into the:

CONSERVATORY/SUN ROOM

9'01 x 7'09 (2.77m x 2.36m)

Dwarf wall construction, wall light points, power points, upvc double glazed windows to side and rear aspect with views over the garden and towards forest and woodland in the distance, side aspect upvc obscure double glazed door.

FRONT HALL/PORCH

Ceiling light, coving, power points, telephone point, door to small coat cupboard with shelving and hanging rail, central heating thermostat controls, front door, doors into:

BEDROOM ONE

9'10 x 9'07 (3.00m x 2.92m)

Ceiling light, coving, single radiator, power points, door to cupboard with slatted shelving space, door to built-in wardrobe with hanging rail and shelving, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over forest and woodland in the distance.

BATHROOM

5'08 x 6'00 (1.73m x 1.83m)

White suite with modern P shaped side panel bath, curved shower screen, mixer tap over, electric shower fitted, vanity wash hand basin with monobloc mixer tap and cupboard beneath, concealed cistern w.c, fully tiled walls and flooring, chrome heated towel radiator, ceiling light, extractor fan, front aspect upvc obscure double glazed window.

From the kitchen, door giving access into:

BEDROOM TWO

8'08 x 7'09 (2.64m x 2.36m)

Ceiling light, coving, access to roof space with drop-down ladder, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden and towards forest and woodland in the distance.

OUTSIDE

A personal gate opens to a paved pathway leading to the porch door. The front garden is laid to patio, featuring a mature holly tree, flower borders, shrubs, and bushes. The property benefits from UPVC fascia and guttering, with a door providing access to a utility/store room. The pathway continues across the front of the property and down the left-hand side. A pair of wrought iron gates lead to parking space suitable for three to four vehicles and to the detached single garage.

UTILITY/STORE ROOM

Single skin construction with power and lighting, tiled flooring, rear aspect personal window, space for tumble dryer.

DETACHED SINGLE GARAGE

17'01 x 8'04 (5.21m x 2.54m)

Accessed via an up & over door, personal window to rear, power and lighting. LPG tank is situated to the side of the garage.

The rear of the garage features a large water butt and a patio area, enclosed by wrought iron railings with a lawned section. The rear garden includes a paved pathway, a lawned area, a patio seating area perfect for relaxing, an outside power point, an outside tap, and a small store shed, providing additional convenience and storage.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, proceed straight over signposted to Coleford. Take the first turning right onto Highview Road, signposted to Ruardean Hill. Continue to the top of the hill and follow the road around to the left. Proceed past the football/cricket club following the road round a 90 degree left and 90 degree right turn. Follow the road for a short distance where the property can be found on the left hand side as per our for sale board.

SERVICES

Mains water, septic tank drainage, electricity. LPG. Openreach and Gigaclear in area.

LOCAL AUTHORITY

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

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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)

