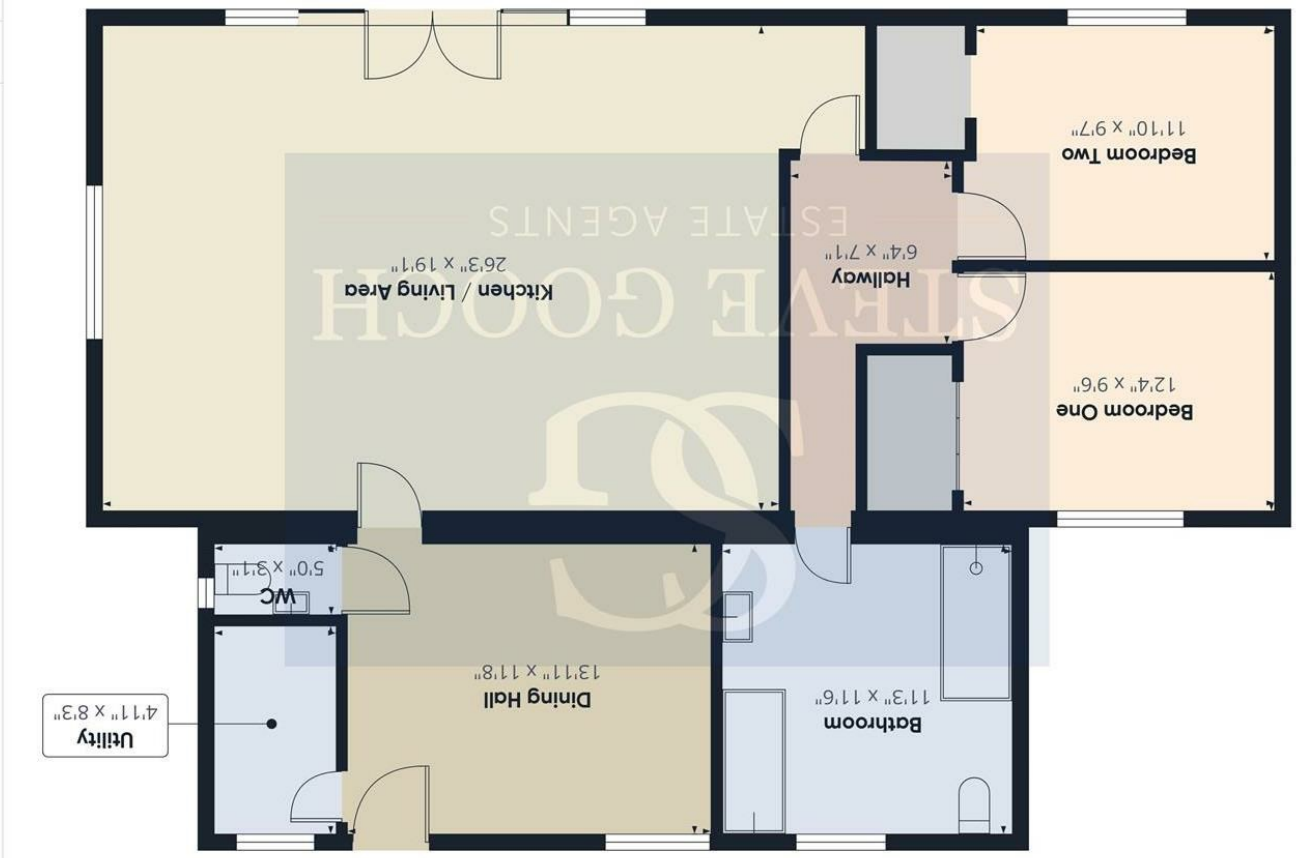

Approximate total area(1)
1223 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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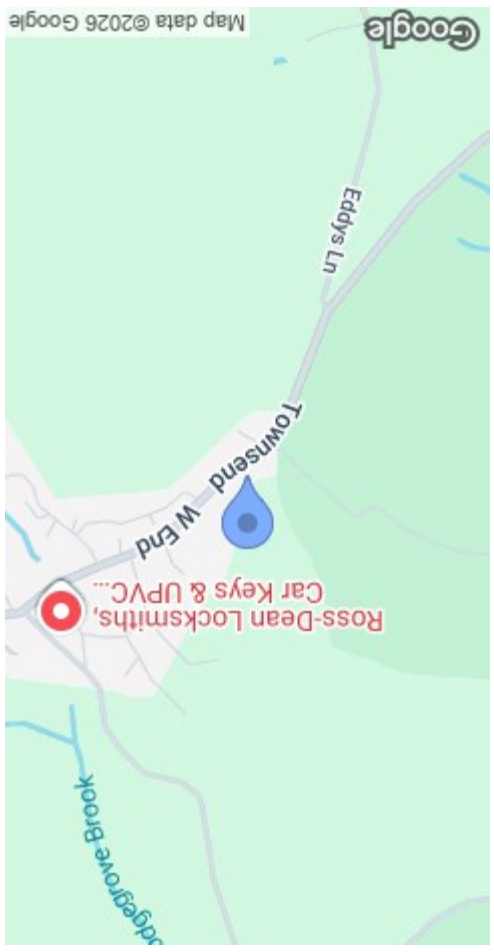
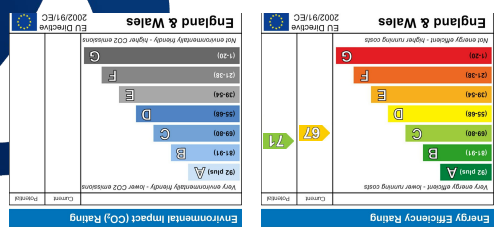




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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

Residential Sales | Residential Lettings | Auctions | Surveys

2 Greenbank Bungalow Townsend
Ruardean GL17 9TR

STEVE GOOCH
ESTATE AGENTS | EST 1985

£440,000

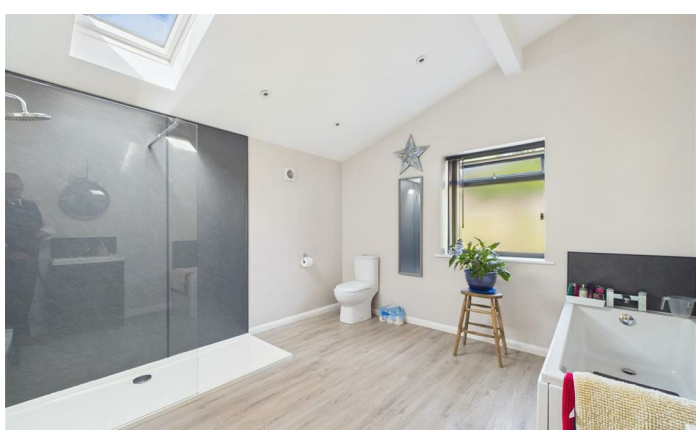
A TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW situated in a POPULAR VILLAGE LOCATION, offering VERSATILE ACCOMMODATION and superb OPEN-PLAN LIVING SPACE enjoying INCREDIBLE FAR-REACHING VIEWS of the SURROUNDING COUNTRYSIDE and THE WELSH MOUNTAINS. The property further benefits from a DINING HALL, UTILITY ROOM, TWO BEDROOMS, BATHROOM and the POTENTIAL TO CREATE A THIRD BEDROOM. Outside, there is AMPLE OFF-ROAD PARKING, ENCLOSED FRONT AND REAR GARDENS and a useful WORKSHOP/STORE.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, 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 via polycarbonate door with obscure glazed panelling to the top into:

DINING HALL
13'11 x 11'8 (4.24m x 3.56m)
Inset ceiling spotlights, underfloor heating, thermostat control, power point, TV point, wood effect laminate flooring, front UPVC double glazed window overlooking the front garden, oak door into:

UTILITY
8'3 x 4'11 (2.51m x 1.50m)
Ceiling light, mains electric and consumer unit, extractor fan, plumbing for washing machine and tumble dryer, power points, wood effect laminate flooring, thermostat control, under flooring heating, front aspect UPVC double glazed window.

CLOAKROOM
White suite comprising close coupled WC, wall mounted wash hand basin with monobloc mixer tap over, ceiling light, extractor fan, wood effect laminate flooring, side aspect UPVC obscure double glazed window.

KITCHEN / LIVING AREA
26'3 x 19'1 (8.00m x 5.82m)
Open plan living space comprising kitchen, dining and living area. The kitchen is fitted with a range of cupboards and storage, deep pan drawers, island unit and breakfast bar area, with Dekton worktops and a one and a half bowl single drainer sink unit with Quooker tap over. Integrated appliances include built-in dishwasher, an AEG induction hob, double oven with microwave and steamer functions, and fridge/freezers to either side.

The room benefits from a range of lighting including inset ceiling spotlights and braided cord lights over the breakfast bar, side aspect UPVC double glazed window, power points, wood effect laminate flooring, underfloor heating to the kitchen area, radiators, mains wired smoke alarm, TV point and rear aspect French doors with glazed panels and double glazed windows to either side, complete with built-in blinds, leading out to the garden and enjoying stunning views towards open fields, countryside and the Welsh mountains. Oak door into:

INNER HALLWAY
Access to roof space, inset ceiling lights, wood effect laminate flooring, radiator, door to:

BEDROOM ONE
12'4 x 9'6 (3.76m x 2.90m)
Ceiling light, coving, half timber clad walls, power points, wood effect laminate flooring, single radiator, built-in double wardrobe with hanging rails and shelving, front aspect UPVC double glazed window overlooking the front garden.

BEDROOM TWO
11'10 x 9'8 (3.61m x 2.95m)
Ceiling light, coving, single radiator, power points, opening into large built-in wardrobe, rear aspect UPVC double glazed window overlooking therear garden with far reaching views of fields and countryside.

BATHROOM
11'6 x 11'3 (3.51m x 3.43m)
Inset ceiling lights, electronic velux roof light, close coupled WC, modern style panelled bath with mixer tap over, vanity wash hand basin with mixer tap over, walk-in shower cubicle with conventional and drencher head with wet board surround, chrome heated towel rail, front aspect UPVC double glazed window.

OUTSIDE
Accessed via a pair of wrought iron gates, which open onto a gravelled driveway suitable for parking up to five vehicles, old detached single garage with personal door. The front garden features a large lawned area, gravelled pathway and oil storage tank. From the gravelled pathway, paved steps lead down to the front door, with the pathway continuing to both the left and right hand side of the property and around to the rear. The rear garden comprises a patio area ideal for outside entertaining, outside lighting, a further patio area, large timber summer house/workshop with double doors and windows, lawned garden, slate pebble areas, bordered edges and fencing surround having stunning views towards surrounding fields, countryside, woodland and the Welsh mountains in the distance.

SERVICES
Mains electric, water and drainage, oil heating.

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.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
What3Words/// sulk.correctly.wacky- From the Steve Gooch Mitcheldean office at The Cross, proceed out of Mitcheldean on the A4136 towards Drybrook/Nailbridge. Continue through towards Nailbridge, then turn right onto Morse Road and follow the road up into Ruardean. On reaching Ruardean, continue through the village towards The Square and onto Townsend/West End, where 2 Greenbank Bungalow will be found.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.