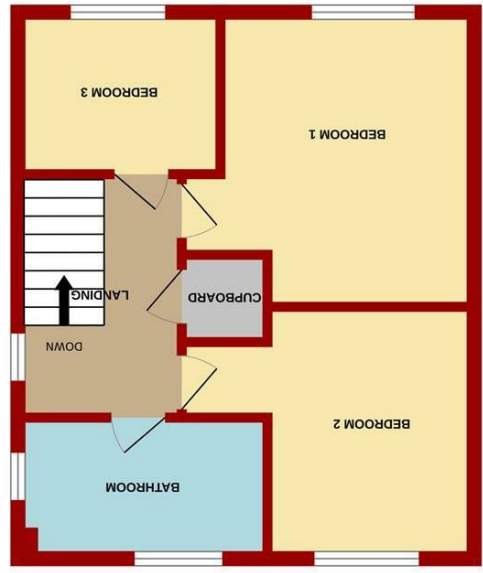
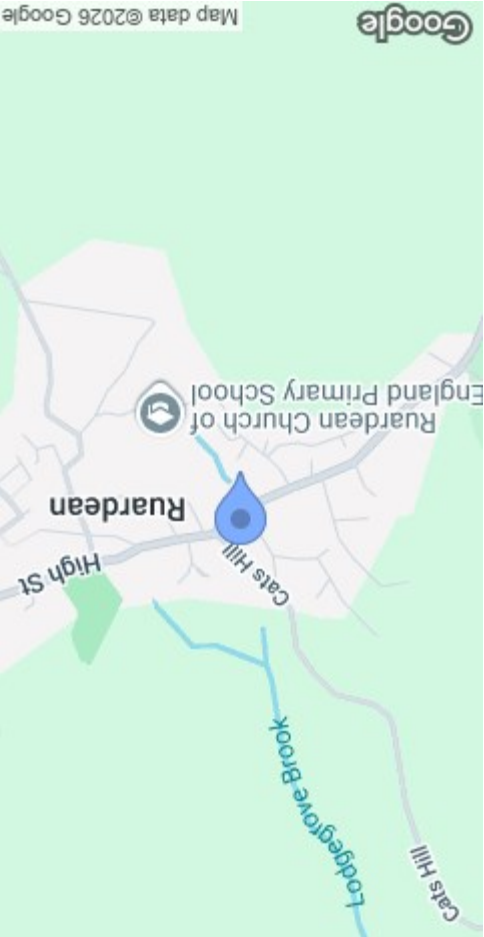




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

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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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (new energy cost) B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 41-54 kWh/m <sup>2</sup> F: 21-40 kWh/m <sup>2</sup> G: 1-20 kWh/m <sup>2</sup>	 A: 100 g/kWh or less B: 101-120 g/kWh C: 121-150 g/kWh D: 151-180 g/kWh E: 181-220 g/kWh F: 221-250 g/kWh G: 251+ g/kWh



1ST FLOOR



GROUND FLOOR



4 Caudle Close  
 Ruardean GL17 9UJ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

# £249,995

Steve Gooch Estate Agents are delighted to offer for sale this THREE/FOUR BEDROOM HOME, ENJOYING AN ENCLOSED LOW MAINTENANCE GARDEN WITH SMALL STREAM AND BACKING ONTO A SMALL SECTION OF WOODLAND. Further benefits include an AIR SOURCE HEAT PUMP, SOLAR PANELS OWNED OUTRIGHT, UPVC FASCIAS AND GUTTERING, PARKING FOR TWO VEHICLES and, finally, DOUBLE GLAZING.

The accommodation comprises LOUNGE, DINING ROOM, KITCHEN and a GARAGE CONVERSION PROVIDING OFFICE/BEDROOM FOUR, together with a SHOWER ROOM to the ground floor, with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 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.



The property is accessed via a upvc obscure glazed panel door with obscure glazed panel to side. This gives access into:

## LOUNGE

18'03 x 11'09 (5.56m x 3.58m)

Ceiling lights, stairs to the first floor, coving, open brick fireplace with woodburning stove inset, alcoves to either side, power points, triple radiator, door to understairs storage cupboard, front aspect upvc double glazed window, opening to:

## DINING ROOM

9'11 x 7'09 (3.02m x 2.36m)

Ceiling light, coving, dado rail, single radiator, wood effect vinyl flooring, pair of rear aspect double glazed French doors opening out onto the rear garden.

## KITCHEN

9'10 x 9'09 (3.00m x 2.97m)

Single bowl, single drainer stainless steel sink unit with monobloc mixer tap over, solid woodblock worktops, matching upstands, range of base and wall mounted units, space for tumble dryer, space for washing machine, directional ceiling spots, built-in four ring electric hob, filter hood over, electric oven beneath, double radiator, wood laminate flooring, space for freestanding fridge/freezer, rear aspect upvc double glazed window overlooking the rear garden, timber door with glazed panel to top giving access into:

## HOME OFFICE/ BEDROOM FOUR

12'07 x 6'06 (3.84m x 1.98m)

Inset ceiling spots, mains wired smoke alarm system, power points, wall mounted electric heated towel radiator, front spect upvc double glazed window, door giving access into:

## SHOWER ROOM/W.C.

White suite with concealed cistern w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, shower cubicle with wet board surround, conventional and drencher head, inset ceiling spots, extractor fan, wood laminate flooring, wall mounted heated towel radiator, rear aspect upvc obscure double glazed window.

From the lounge, stairs lead up to the first floor:

## LANDING

Access to roof space, power point, door to airing/boiler cupboard housing the solar panel and air source heat pump controls, hot water tank and pressure vessels, side aspect upvc double glazed window, solid timber doors giving access into:

## BEDROOM ONE

12'02 x 9'11 (3.71m x 3.02m)

Ceiling light, chimney breast, single radiator, power points, laminate flooring, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland in the distance.

## BEDROOM TWO

9'08 x 8'07 (2.95m x 2.62m)

Ceiling light, coving, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

## BEDROOM THREE

7'10 x 6'08 (2.39m x 2.03m)

Ceiling light, coving, single radiator, power points, front aspect upvc double glazed window overlooking the front garden, parking area and towards forest and woodland in the distance.

## FAMILY BATHROOM

White suite with modern side panel bath, tiled surrounds, mains fed shower, conventional and drencher head, shower screen, close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, tiled walls over bath, wash basin and w.c, double radiator, side aspect upvc obscure double glazed window, wall mounted extractor fan, ceiling light, rear aspect upvc obscure double glazed window.

## PARKING

Parking for two vehicles to the front.

## OUTSIDE

The rear garden is laid to decking and astroturf for low maintenance, with defined play spaces, raised areas, and a small stream at the rear. It is enclosed by fencing, with a further garden area to the side of the property.

The front provides driveway parking and gated access to the right-hand side leading to the side garden. There is a bin store, an air-source heat pump fitted to the side, and uPVC fascias and guttering.

## DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout turning right onto the A4136. Continue up over Plump Hill, turning right at the traffic lights signposted to Drybrook/Ruardean. Proceed into the centre of Ruardean, branching left signposted to Lydbrook. Proceed along, taking the first turning left into Caudle Lane, then the first left into Caudle Close, where the property can be found at the end of the cul de sac.

## SERVICES

Mains water, drainage, electricity. Air source heat pump. Solar panels owned outright.

## 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

## LOCAL AUTHORITY

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

## TENURE

Freehold

## VIEWINGS

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.

## 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)

