20 St. Johns Road
Ruardean GL17 9UU

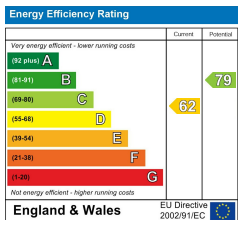
STEVE GOOCH
ESTATE AGENTS | EST 1985

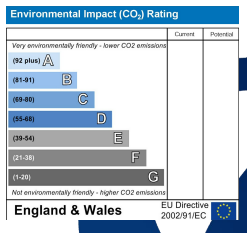
Approximate total area(1)
1111 ft²

(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.

GIRAFFE360





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.

£250,000

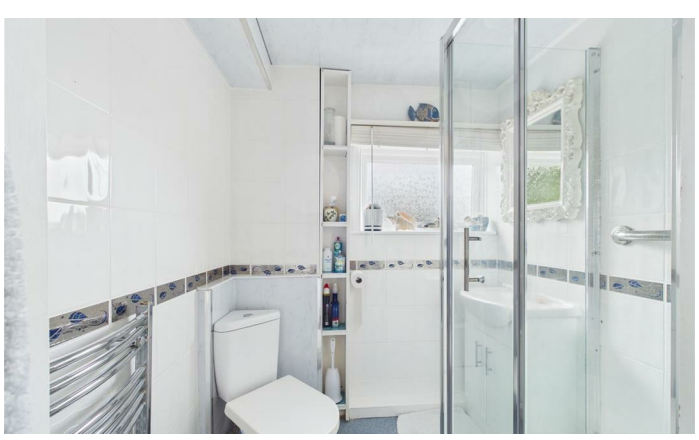
A THREE BEDROOM END TERRACE FAMILY HOME, comprising ENTRANCE PORCH, HALL, DOWNSTAIRS WC, LOUNGE, DINING/FAMILY ROOM, KITCHEN and the the first floor THREE BEDROOMS and SHOWER ROOM, CARPORT, GARAGE, DOUBLE GLAZING, UPVC FASCIA AND GUTTERING. ENCLOSED GARDENS.

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 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.



Accessed via a UPVC door with obscure glazed panel to top and UPVC panel with obscure glazed panel to top as well, giving access into the

PORCH
Of UPVC construction with panel and obscure glazed window to side aspect, tiled flooring, door gives access into:

ENTRANCE HALL
Ceiling light, stairs to the first floor, power points, telephone point, door into:

LOUNGE
18'9" x 9'2" (5.72m x 2.79m)
Feature fireplace with woodburning stove inset, alcove to left, light with ceiling rose, coving, power points, two radiators, windows overlooking the front and rear gardens.

DINING/FAMILY ROOM
18'8" x 12'5" (5.69m x 3.78m)
Chimney breast with wall mounted electric fire with wooden lintel over the top, alcoves to either side, understairs storage cupboard, two ceiling lights, radiator, power points, window and door opening to the rear garden, at the other end of the room is a further radiator, front aspect window overlooking the front garden, door to:

W.C
White suite, window, lighting.

KITCHEN
18'10" x 7'8" (5.74m x 2.34m)
Tongue and groove timber clad ceiling with inset ceiling spots, one and a half bowl single drainer unit with mixer tap over, rolled edge worktops and range of base and wall mounted units, tiled flooring, space for washing machine and tumble dryer, integrated oven, space for free standing fridge freezer, central heating and domestic hot water boiler, wall mounted double radiator, two side aspect windows opening into the car port, window over looking the rear garden, UPVC obscure glazed panel door opening into the car port area.

Stairs lead to the first floor

LANDING
Ceiling light, access to roof space, smoke alarm, single radiator, power points, window overlooking the rear garden.

BEDROOM ONE
10'11" x 15'6" (3.33m x 4.72m)
Ceiling light, radiator, power points, overstairs storage cupboard, sliding door to small vanity area with vanity sink, shaver point, light, front aspect window overlooking front garden.

BEDROOM TWO
12'3" x 9'0" (3.73m x 2.74m)
Ceiling light, power points, single radiator, dual aspect window with views towards forest and woodland and the front garden.

BEDROOM THREE
7'7" x 12'2" (2.31m x 3.71m)
Ceiling light, radiator, power points, storage cupboard, window overlooking the rear garden

SHOWER ROOM
5'10" x 4'10" (1.78m x 1.47m)
White suite with close coupled WC, vanity wash hand basin with monobloc mixer tap, shower cubicle with tiled enclosure, mains fed shower, wet board ceiling, tiled walls, non-slip flooring, side aspect window, chrome heated towel radiator.

OUTSIDE
The property is accessed via a small picket gate, concrete pathway leading to the front door, lawns either side with flower boarders, shrubs and bushes, partially enclosed by picket fencing. The concrete driveway is suitable for parking one vehicle, partially enclosed car port with polycarbonate roof, outside lighting and power points, access to the garage via an up and over door, gives access into the rear garden, with outside tap, outside lighting, seating areas, paved steps and gravel and slate pathways, lawned areas, pond, vegetable plot, summer house and shed.

SERVICES
Mains electric, water and sewerage. Oil heating. Fibre Broadband

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 - Rate TBC

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

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)

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
From the Mitcheldean office proceed down to the mini roundabout, turning right onto the A4136, continue up over Plump Hill and on reaching the traffic lights turn right signposted to Drybrook and Ruardean. Continue into the village of Ruardean turning left into St John's Road, where the property can be found after a short distance on the left hand side.

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.