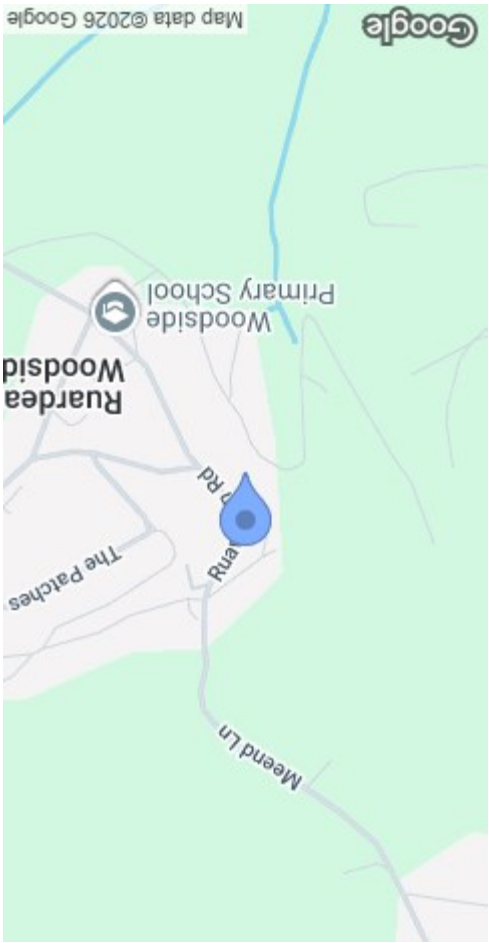




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (low energy) - 100% B: 81-92 kWh/m ² - 93% C: 69-80 kWh/m ² - 81% D: 55-68 kWh/m ² - 69% E: 41-54 kWh/m ² - 55% F: 29-40 kWh/m ² - 41% G: 13-28 kWh/m ² (high energy) - 29%	 A: 100-149 g/kWh - 100% B: 150-199 g/kWh - 93% C: 200-249 g/kWh - 81% D: 250-299 g/kWh - 69% E: 300-349 g/kWh - 55% F: 350-399 g/kWh - 41% G: 400-449 g/kWh (high energy) - 29%



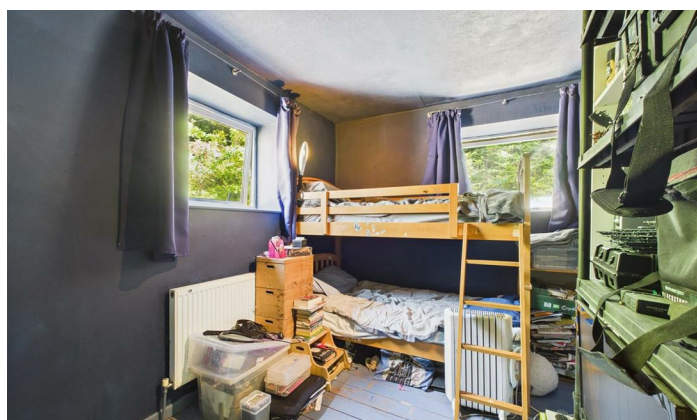
2 Ram Row Newham Bottom
 Ruardean GL17 9DT

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM MID TERRACED FOREST STONE COTTAGE, comprising of LOUNGE/DINING/ROOM, KITCHEN/BREAKFAST ROOM, then to the first floor THREE BEDROOMS and FAMILY BATHROOM, OIL CENTRAL HEATING, DOUBLE GLAZING, EXPOSED STONEMASONRY, FEATURE FIREPLACES, MATURE, SLOPING GARDENS with WILDLIFE POND and EXTENSIVE VIEWS.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities including primary/junior school, post office and shop, 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.



Accessed via a wooden stable door with small glazed panel inset to top, gives access into:

LOUNGE/DINING ROOM

Lounge area comprises: Ceiling light, radiator, feature fireplace with chimney breast, alcove shelving to sides, exposed stone wall, open fireplace with cast grate, slate mantel and stone hearth, wood effect laminate flooring.

Dining area comprises: Ceiling light, rear aspect window, double radiator, continuation of laminate flooring, power points, stairs leading to the first floor, exposed stone walling, wooden stable door giving access into:

KITCHEN

Inset ceiling spots, Belfast-style sink unit with wood block work tops, range of base and wall mounted units, 4-ring LPG gas hob with electric ovens beneath, tiled surrounds, power points, storage unit housing American style fridge/freezer, space for washing machine, rear and side aspect windows overlooking courtyard, solid timber door giving access to outside. Stairs leading to first floor.

LANDING

Exposed timber floorboards, ceiling light, central heating thermostat control, door into:

BEDROOM ONE

Ceiling light, wood effect laminate flooring, chimney breast with alcoves, timber window ledge, front aspect tilt and turn window with far reaching views across the valley.

BEDROOM TWO

Directional ceiling spots, single radiator, exposed floorboards, power points, rear and side aspect windows with views towards garden and woodland.

BEDROOM THREE

Exposed floorboards, single radiator, power points, overstairs storage area, rear aspect window opening to forest and woodland

FAMILY BATHROOM

Accessed via a solid timber door comprising white suite with close coupled W.C, pedestal wash hand basin with tiled splashback and mixer tap over, wooden side panel bath with centre taps, tiled surrounds, mains fed shower with directional head, ceiling spots, extractor fan, exposed timber floorboards, single radiator, chrome heated towel radiator, shaving light & point, rear aspect obscure window.

OUTSIDE

To the front is a courtyard garden with flower border, shrubs and bushes enclosed by fence and walling surround with far reaching views. From the kitchen door is a courtyard housing the boiler, oil tank and access to the rear of the property. Sitting on the edge of the hillside, steps and pathway lead through the garden with various seating areas and places to enjoy the garden, wildlife pond and extensive views.

The pathway at the front of the property provides shared access to all cottages. Vehicular access is available at the back of the property with parking for two vehicles and a small shed.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Ruardean and Drybrook. Continue along the Morse Road and enter the village of Ruardean, follow the High Street and take the left turn in to School Road just before the garage. Follow the road to Turners Tump and on to Meend Lane, then turn right at the crossroads in to Barn Lane where there is a gravel track on the left hand side with a public footpath sign, turn left here and continue on to the parking on the left hand side.

SERVICES

Mains water, mains supply electricity, septic tank, oil central heating, LPG bottled gas supply for cooking.

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.

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.

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.

