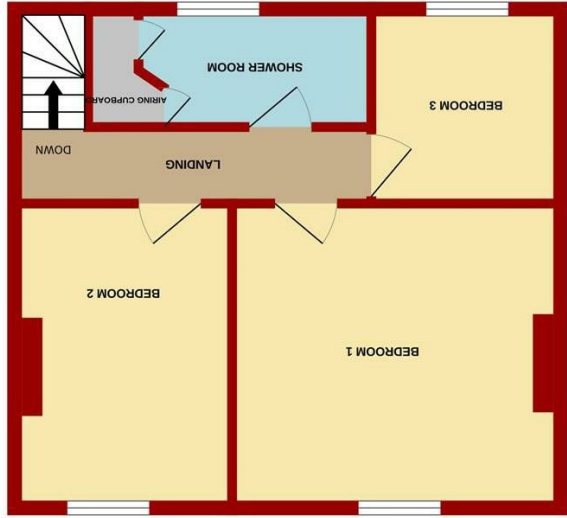
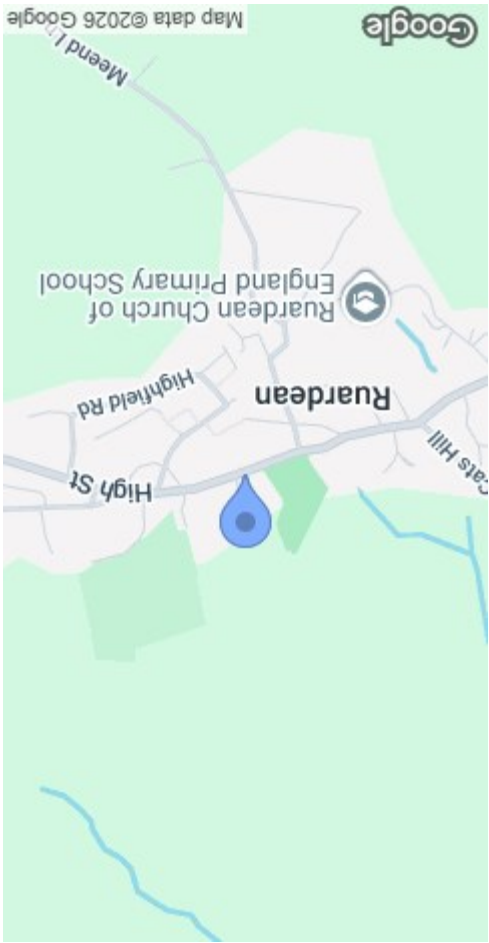




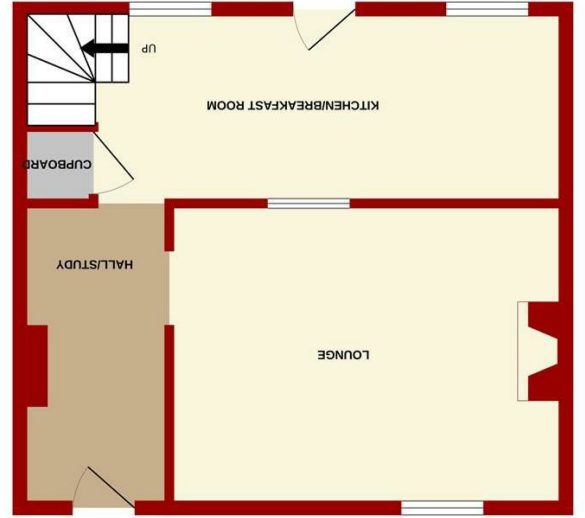
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-45</td></tr> <tr><td>B</td><td>46-55</td></tr> <tr><td>C</td><td>56-65</td></tr> <tr><td>D</td><td>66-75</td></tr> <tr><td>E</td><td>76-85</td></tr> <tr><td>F</td><td>86-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-45	B	46-55	C	56-65	D	66-75	E	76-85	F	86-95	G	96-100	<table border="1"> <tr><td>A</td><td>10-35</td></tr> <tr><td>B</td><td>36-45</td></tr> <tr><td>C</td><td>46-55</td></tr> <tr><td>D</td><td>56-65</td></tr> <tr><td>E</td><td>66-75</td></tr> <tr><td>F</td><td>76-85</td></tr> <tr><td>G</td><td>86-100</td></tr> </table>	A	10-35	B	36-45	C	46-55	D	56-65	E	66-75	F	76-85	G	86-100
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1ST FLOOR



GROUND FLOOR



£240,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING CHARACTER PERIOD COTTAGE, DATING BACK TO THE LATE 1800s, OFFERED WITH NO ONWARD CHAIN. Highlights include a LOW MAINTENANCE GARDEN, FAR-REACHING VIEWS TOWARDS RUARDEAN CHURCH AND THE WELSH MOUNTAINS, and CHARACTER FEATURES INCLUDING EXPOSED STONE WALLS AND BEAMS. The home has been RENOVATED TO A HIGH STANDARD WITH TRADITIONAL LIME PLASTER, SOLID OAK DOORS and STONE FLOORING WITH UNDERFLOOR HEATING TO THE ENTRANCE HALL AND LOUNGE, and further benefits from an AIR SOURCE HEAT PUMP.

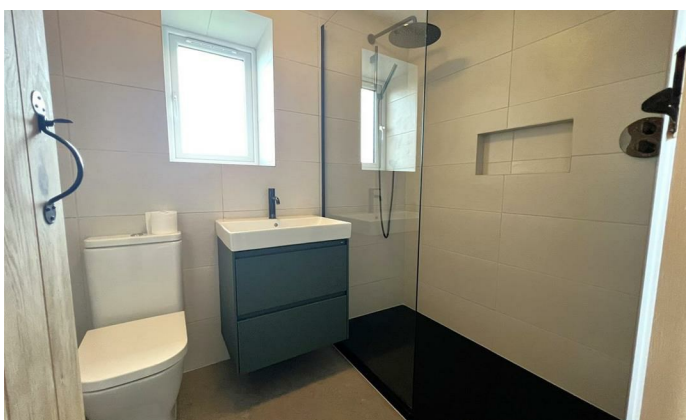
The accommodation comprises ENTRANCE HALL/STUDY, LOUNGE, KITCHEN and BREAKFAST ROOM to the ground floor, with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 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.



The property is accessed via a anthracite upvc double glazed panel door with obscure glazed panels inset. This leads into the:

ENTRANCE HALL/STUDY

12'03 x 6'00 (3.73m x 1.83m)

Ceiling light, exposed stone wall with former fireplace, timber lintel, stone flooring, underfloor heating, power points, thermostat controls, cupboard housing the electrical consumer unit, lime plastered walls, openings into:

LOUNGE

15'11 x 12'04 (4.85m x 3.76m)

Feature stone fireplace, timber lintel above, wood burning stove inset, alcoves to either side with exposed stonework, power points, tv point, lime plastered walls, stone flooring, underfloor heating, inset ceiling spots, feature former window opening with timber lintel above, front aspect upvc double glazed window with stone window ledge, former doorway opening creating a serving hatch.

KITCHEN/BREAKFAST ROOM

18'03 x 7'10 (5.56m x 2.39m)

Inset ceiling spots, power points, cooker point, plumbing for sink unit, lime plastered walls, power points, two rear aspect upvc double glazed windows with stone window ledges and views overlooking the rear garden, upvc obscure glazed panel door opening onto the rear garden, wooden thumb latch oak door giving access into understairs storage cupboard housing electrics for the underfloor heating, stairs lead up to the first floor:

LANDING

Ceiling light, smoke alarm system, central heating timer controls, thermostat, power point, wooden thumb latch oak doors giving access into:

BEDROOM ONE

13'02 x 12'05 (4.01m x 3.78m)

Ceiling light, access to roof space via a drop down ladder, chimney breast with alcoves to either side, original fireplace floorstone, wide exposed timber floorboards, double radiator, power points, front aspect upvc double glazed window with stone window ledge.

BEDROOM TWO

12'03 x 8'06 (3.73m x 2.59m)

Ceiling light, stone chimney breast with alcoves to either side, power points, double vertical radiator, front aspect upvc double glazed window with stone window ledge.

BEDROOM THREE

7'10 x 7'07 (2.39m x 2.31m)

Ceiling light, power points, double radiator, rear aspect upvc double glazed window with stone window ledge and views over the rear garden and towards fields and woodland in the distance.

BATHROOM

Close coupled w.c, vanity wash hand basin with cupboards beneath, tiled surround, monobloc mixer tap over, fully tiled double walk-in shower cubicle with conventional head and drencher head, mains fed shower fitted, wall mounted vertical radiator, door giving access into airing cupboard with shelving space, extractor fan, door giving access to the hot water cylinder with pressure vessels, rear aspect upvc obscure double glazed window.

OUTSIDE

The rear garden includes a large patio seating area, air-source heat pump, log store, and outside tap. It has upvc fascias and guttering, an AstroTurf lawn, a further rear patio with a large storage shed, and views towards Ruardean Church.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning onto the A4136. Proceed up and over Plump Hill and upon reaching the traffic lights signposted to Drybrook and Ruardean, turn right and continue over the hill, into the village of Ruardean where the property can be found after about 100 yards on the right hand side before the Church.

SERVICES

Mains water, electricity, drainage. Air source heat pump. Underfloor heating to entrance hall and lounge.

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: A
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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)