


**9 The Maltings**
Ruardean GL17 9TX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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## Ruardean GL17 9TX

**£250,000**

**Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM MID-TERRACED FAMILY HOME, situated in a POPULAR VILLAGE LOCATION. Offering SPACIOUS AND VERSATILE ACCOMMODATION, the property features a KITCHEN/DINING ROOM, a comfortable LIVING ROOM, CONSERVATORY and DOWNSTAIRS CLOAKROOM, whilst to the first floor are three bedrooms, a FAMILY BATHROOM and a SEPARATE SHOWER. Outside, the property benefits from an ENCLOSED REAR GARDEN and OFF-ROAD PARKING. Further advantages include OIL-FIRED CENTRAL HEATING and DOUBLE GLAZING, making this an appealing home for families and first-time buyers alike. **NO ONWARD CHAIN**. Furniture can be included if required.**

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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.

Within easy reach is the outstanding and expansive conservation area of The Wye Valley, with rolling hills, a river & woodlands for walking, cycling & canoeing.

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.

Property is accessed via a canopy style porch over a double glazed obscure panel door.

## KITCHEN / DINING ROOM
### 11'6 x 11'7 (3.51m x 3.53m)
Ceiling lights, coving, base and wall mounted units, single bowl single drainer stainless steel sink unit, solid oak block worktops with tiled surround, under cupboard lighting, integrated four ring electric hob and oven beneath, space for washing machine and dishwasher, space for freestanding fridge / freezer, single radiator, power points, door to under-stairs storage cupboard, central heating thermostat and timer controls, floor level lighting, oak laminate flooring, front aspect uPVC double glazed window with oak window sill.

## CLOAKROOM
### 4'11 x 2'10 (1.50m x 0.86m)
Automatic light, ceiling light, extractor fan, close coupled WC, pedestal wash hand basin, single radiator, laminate flooring.

## LIVING ROOM
### 11'5 x 9'11 (3.48m x 3.02m)
Ceiling light, coving, feature fireplace with wood burning-effect stove and wooden surround, wall light points, power points, opening into:

## CONSERVATORY
Dwarf wall construction, polycarbonate roof, ceiling light, double glazed windows to all sides, large double radiator, power points, wood laminate flooring, double doors opening out into the garden.

Stairs lead to the first floor:

## LANDING
### 3'8 x 9'4 (1.12m x 2.84m)
Ceiling light, coving, inset ceiling spot light, access to roof space, an opening leads through to a small corridor giving access to an obscure glazed panel door into a shower cubicle with mains-fed shower, drencher head and fully tiled enclosure.













## BEDROOM ONE
### 9'0 x 14'4 (2.74m x 4.37m)
Access to roof space, inset ceiling spot lighting, range of built-in bedroom furniture including two double wardrobes, two single radiators, power points, laminate flooring, front aspect uPVC double glazed window overlooking the front garden and surrounding properties, rear aspect uPVC double glazed window overlooking the garden and woodland.

## BEDROOM TWO
### 11'6 x 9'0 (3.51m x 2.74m)
Ceiling light, single radiator, power points, rear aspect double glazed uPVC window overlooking the rear garden and woodland.

## BEDROOM THREE
### 11'6 x 5'11 (3.51m x 1.80m)
Ceiling light, single radiator, power points, front aspect double glazed uPVC window.

## BATHROOM
### 5'4 x 6'5 (1.63m x 1.96m)
Inset ceiling spot lighting, extractor fan, fully tiled, white suite comprising of modern side panelled bath with tiled panel, pedestal wash hand basin, close coupled WC, heated towel radiator, shaver point, laminate flooring.

## OUTSIDE
The beautifully arranged tiered garden offers a variety of areas for outdoor relaxation and entertaining. The lower level features a paved patio offering a seating / hot tub area, domestic heating and hot water boiler, side access leading to the front of the property. Steps ascend to a useful storage shed area, with further steps leading to an additional paved patio seating area enclosed by fencing. Continuing upwards, paved steps lead to a further patio and seating area enclosed by walling, together with a charming fire pit area featuring rustic log seating. Above this there is a delightful woodland area, planted with a variety of established shrubs and bushes.

To the front of the property a small gravelled area offers a handy bin storage area with outside lighting.

## PARKING
To the right hand side of the property, a carport area is suitable for parking one vehicle, outside lighting, gated rear access.

## SERVICES
Mains water, electricity and drainage. Oil central 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 - TBC.

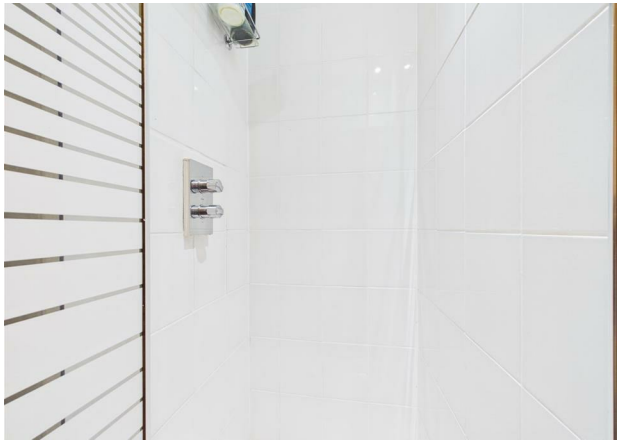
## LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, High St, Coleford, GL16 8HG.

## 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 on to the A4136, continue up and over Plump Hill, upon reaching the traffic lights turn right signposted to Drybrook and Ruardean. Continue up the hill over the brow and head into the village of Ruardean, continue along until reaching a left hand turn signposted Joy's Green, after approximately half a mile, turn left in to The Maltings where the property can be found on your right hand side.

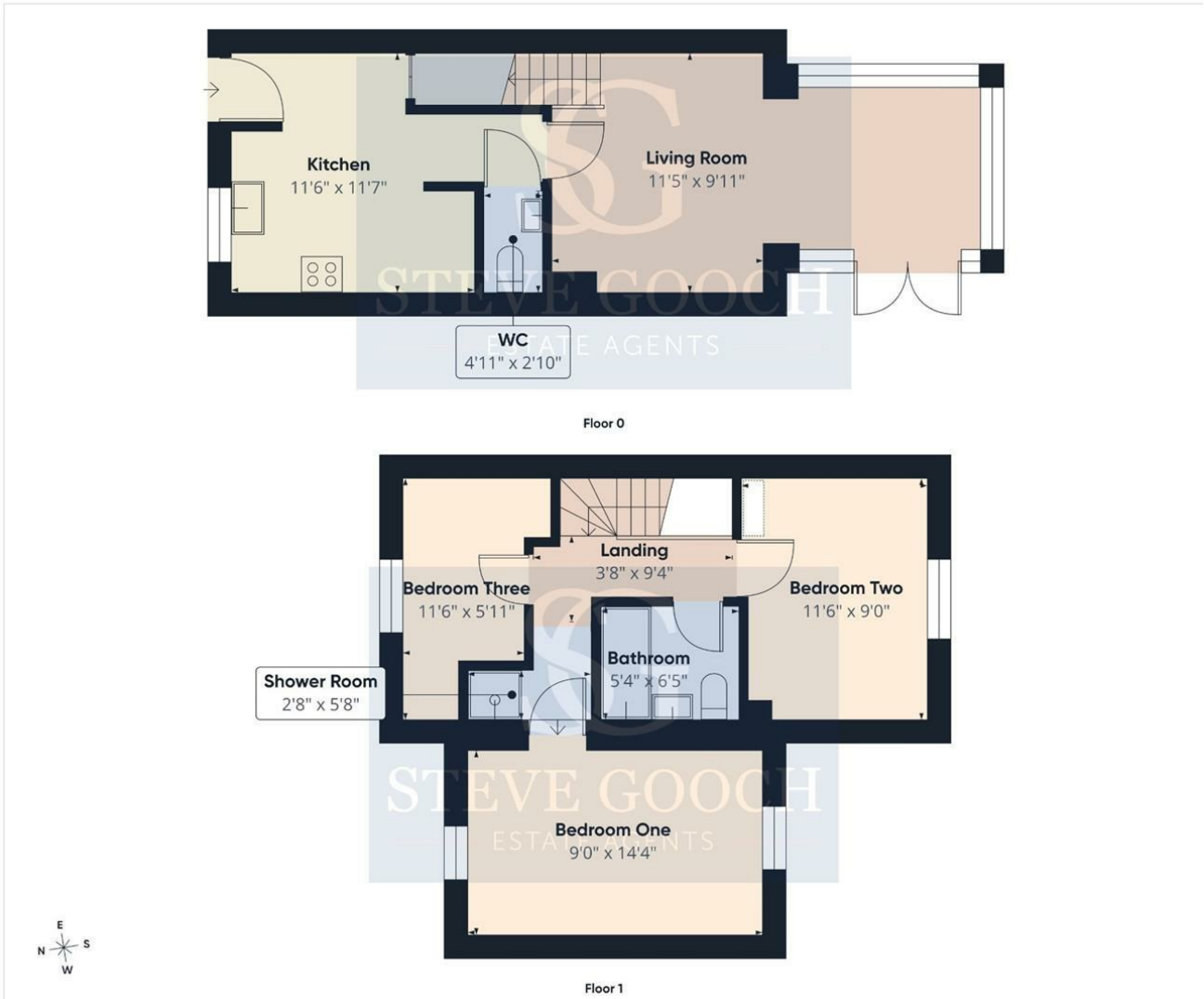
## PROPERTY SURVEYS

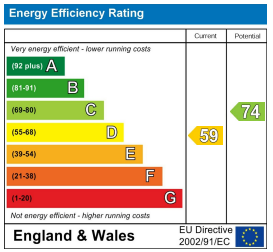
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

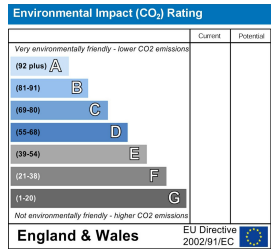









MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

