



26 Crooked End Place  
Ruardean GL17 9YN



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £250,000

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED HOUSE located within the PEACEFUL and SOUGHT AFTER VILLAGE OF RUARDEAN that would make for AN IDEAL FIRST TIME BUY OR FAMILY HOME. The property benefits from a LIVING ROOM WITH WOOD BURNING STOVE, FULLY FITTED KITCHEN/DINER WITH BUILT IN APPLIANCES, DRIVEWAY PARKING FOR TWO VEHICLES and AN ENCLOSED REAR GARDEN.

The accommodation comprises a SIDE PORCH, INNER HALLWAY, LIVING ROOM and KITCHEN/DINER with THREE BEDROOMS and a BATHROOM on the first floor. The property is OIL CENTRALLY HEATED and DOUBLE GLAZED.

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.





A double glazed upvc door leads into;

### **SIDE PORCH**

Of brick and double glazed upvc construction, an inner obscured double glazed upvc door leads into;

### **HALLWAY**

Stairs ascend to the first floor landing, doors lead off to the lounge and kitchen/diner.

### **LIVING ROOM**

14'6 x 12'0 (4.42m x 3.66m)

A good sized room featuring a wood burning stove set on a stone hearth, radiators, two front aspect windows with fitted shutter blinds.

### **KITCHEN/DINER**

14'06 x 9'03 (4.42m x 2.82m)

Comprising a range of wall and base level units and central island having laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Integral appliances include an electric oven, lpg supplied gas hob, fridge/freezer and slimline dishwasher. There is also space and plumbing for a washing machine. Additionally there is a radiator, tiled flooring, rear aspect window and sliding patio doors leading out to the garden.

### **LANDING**

Radiator, loft access, doors lead off to the three bedrooms and bathroom.

### **BEDROOM ONE**

8'0 x 12'5 (2.44m x 3.78m)

A double room with a radiator and front aspect window having lovely countryside views.

### **BEDROOM TWO**

7'11 x 9'8 (2.41m x 2.95m)

A double room with an airing cupboard housing the hot water immersion tank, radiator, rear aspect window having far reaching views towards Wales.

### **BEDROOM THREE**

6'3 x 9'6 (1.91m x 2.90m)

A single room with a radiator and front aspect window with lovely countryside views.

### **BATHROOM**

6'5 x 6'9 (1.96m x 2.06m)

Comprising a three piece suite to include a panelled bath with electric shower over, close coupled w.c and pedestal washbasin. There is a radiator, tiled walls and an obscured rear aspect window.

### **PARKING**

There is driveway parking in front of the property for two vehicles.

### **OUTSIDE**

To the front of the property is a lawned garden and driveway. To the side of the property is the oil fired boiler and a side gate to the rear garden. The mature rear garden is laid to patio and AstroTurf with a variety of attractive plants, shrubs and small trees all enclosed by fencing.

### **DIRECTIONS**

From the Nailbridge traffic lights on the A4136, take the turning signposted Drybrook and Ruardean and follow the Morse Road. Continue in to the village of Ruardean and take the first right in to Crooked End Place. Continue for a short distance where the property can be found on the left via our For Sale board.

### **SERVICES**

Mains water, electricity, drainage. Oil.

### **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

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### **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.

### **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)





Floor 0



Floor 1



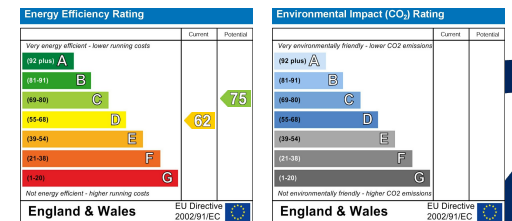
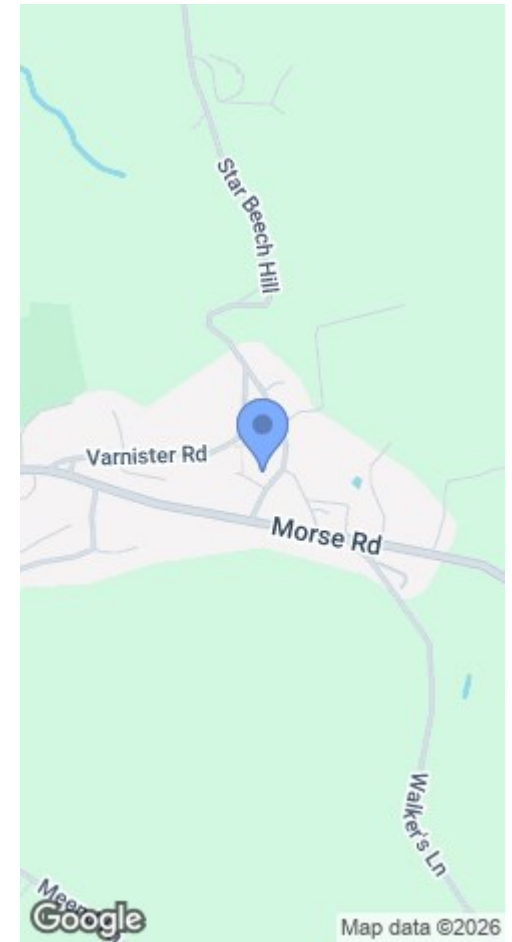
Approximate total area<sup>m</sup>  
728 ft<sup>2</sup>  
Reduced headroom  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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.



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