



4 Spring Place
Ruardean GL17 9TA

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED WITHIN A SMALL CUL-DE-SAC in the PEACEFUL VILLAGE OF RUARDEAN. This IDEAL FIRST TIME BUY OR FAMILY HOME benefits from a SPACIOUS 17FT. LOUNGE/DINER, FULLY FITTED MODERN KITCHEN and BATHROOM, CLOAKROOM and CONSERVATORY. Additionally the property offers OFF-ROAD PARKING FOR TWO VEHICLES, LOW MAINTENANCE FRONT AND REAR GARDENS and ACCESS TO COUNTRYSIDE WALKS on the doorstep.

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 approached from the front aspect via a wooden glazed door leading into;

ENTRANCE HALL

A bright and spacious hall with radiator, stairs leading to the first floor landing, doors lead off to the kitchen, lounge/diner and cloakroom.

CLOAKROOM

Close coupled w.c, wall mounted washbasin with tiled splash-backs, obscured front aspect window.

KITCHEN

13'01 x 9'03 (3.99m x 2.82m)

Comprising a range of modern fully fitted wall and base level units with laminate worktops, inset 1.5 bowl sink unit with drainer, built in electric oven with induction hob and extractor hood above, space and plumbing for a washing machine and fridge/freezer, oil-fired Worcester combi-boiler, radiator, front aspect window, bi-fold doors lead into;



LOUNGE/DINER

17'09 x 11'09 (5.41m x 3.58m)

A great space to entertain with radiators, tv point, useful understairs storage cupboard, rear aspect window and French doors leading into;

CONSERVATORY

8'01 x 7'04 (2.46m x 2.24m)

Of dwarf wall and upvc construction, power points, door leads out to the rear garden.

LANDING

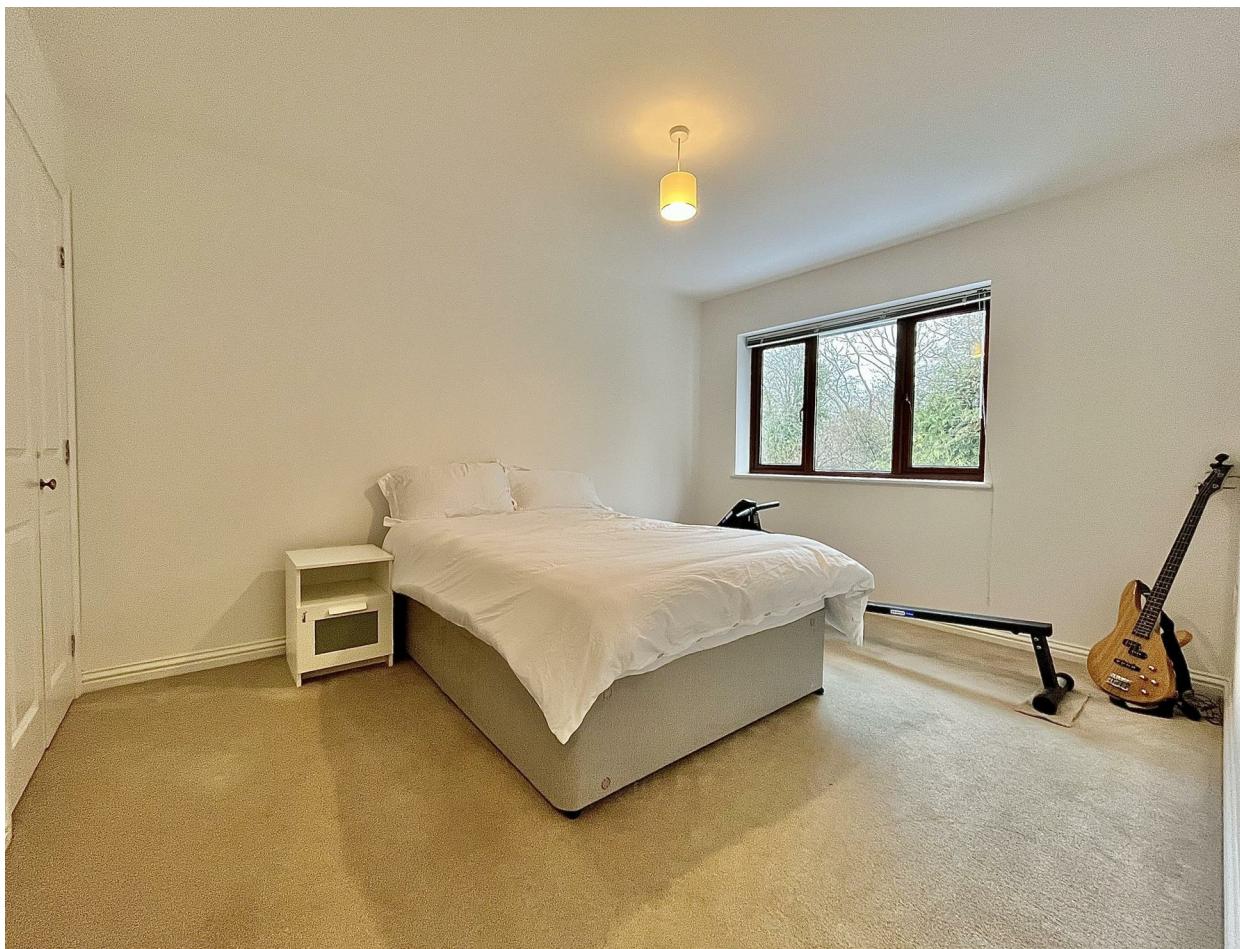
Storage cupboard with shelving, loft access, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

12'08 x 10'01 (3.86m x 3.07m)

A double room with a built in double wardrobe, radiator, rear aspect window overlooking the garden.





BEDROOM TWO

10'01 x 9'11 (3.07m x 3.02m)

A double room with a built in double wardrobe, radiator, front aspect window.

BEDROOM THREE

8'08 x 7'03 (2.64m x 2.21m)

A single room or useful office with a radiator, rear aspect window overlooking the garden.

BATHROOM

7'03 x 6'02 (2.21m x 1.88m)

With a modern white three piece suite comprising a bath with mains fed shower over and glass shower screen, close coupled w.c and pedestal washbasin, radiator, obscured front aspect window.

PARKING

Parking for one vehicle to the front of the property, a further space for a second vehicle opposite.

OUTSIDE

A low maintenance front garden laid to gravel that could serve as additional parking, with a path leading to the canopied front entrance. There is a gated side access to the rear garden.

The enclosed rear garden is mostly laid to patio with planted borders, trees and oil tank.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Continue up into the village along the High Street, turning left at the signpost to Joys Green and Lydbrook. Take a left turning into Caudle Lane and proceed along until reaching Spring Place on your left hand side.

SERVICES

Mains water, drainage, electricity. 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

LOCAL AUTHORITY

Council Tax Band: C

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

TENURE

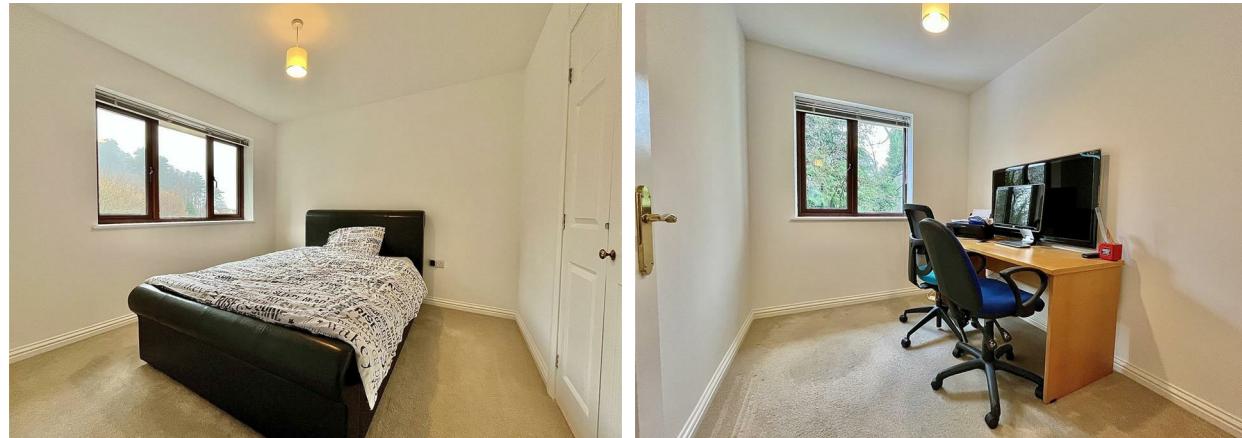
Freehold

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

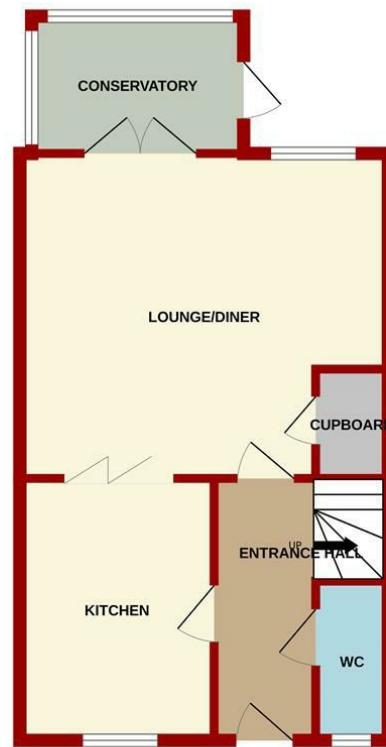
PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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