



FREEHOLD

£245,000



1 TRACEY COTTAGES, THE HOLLOW, RUARDEAN HILL, GLOUCESTERSHIRE, GL17 9AN

- END TERRACE COTTAGE ARRANGED OVER THREE FLOORS
- THREE RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- GARDENS
- PANORAMIC VIEWS
- TWO BEDROOMS
- KITCHEN
- UTILITY AREA
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS TWO BEDROOMED THREE STOREY END-TERRACE COTTAGE WITH PANORAMIC VIEWS TOWARDS HARROW HILL, DRYBROOK AND SURROUNDING COUNTRYSIDE. THE PROPERTY BENEFITS FROM A GARAGE, PARKING AND GARDENS.

The Village of Ruardean Hill is a popular rural hamlet surrounded by woodland. There are fine views from Pan Todd view point of the surrounding countryside from the Malvern Hills to the East to the Black Mountains in the West. The Villages of Ruardean and Drybrook are near by and offer a doctors surgery, with primary schools at Ruardean Woodside and Drybrook. Within the catchment area for the renowned Dene Magna secondary school.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Porch: Tiled floor, door to -

Kitchen: 12' 2" x 10' 10" (3.7m x 3.3m), Fitted at wall and base level, sink unit, tiled splash-backs, oil fired boiler providing central heating and domestic hot water.

Dining Room: 8' 2" x 7' 10" (2.5m x 2.4m), Open plan to lounge, radiator.



Lounge: 13' 9" x 11' 4" (4.2m x 3.46m), French doors to balcony (11' 2" x 7' 10" (3.4m x 2.4m)), panoramic views of the Golden Valley.

Landing: Window to side, radiator.

Bedroom One: 13' 5" x 11' 2" (4.1m x 3.4m), Window to rear with views to May Hill, radiator.

Bedroom Two: 11' 2" x 10' 10" (3.4m x 3.3m), Window to front, radiator, airing cupboard housing hot water cylinder.



Bathroom: 8' 10" x 4' 9" (2.7m x 1.45m), Three piece suite, tiled floor, tiled splash-backs, radiator, extractor.

Lower Ground Floor:

Study Area: 10' 6" x 7' 7" (3.2m x 2.3m), Located underneath the stair well.

Shower Room: 7' 10" x 6' 3" (2.4m x 1.9m), W.C., sink unit, shower cubicle, radiator.

Utility Room: 10' 6" x 6' 3" (3.2m x 1.9m), Plumbing for washing machine, space for tumble dryer, worktop, window to side, door to garden.

Conservatory: Tiled floor, access to garden.

Outside: To the front, gate leads to small walled area. The rear garden has a patio area, steps down to two lawned areas separated by picket fencing and a gate, raised beds.

Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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