



1, Park Farm Cottages High Street  
Ruardean GL17 9US



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£175,000**

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM TERRACE COTTAGE, situated in a POPULAR VILLAGE LOCATION, benefiting from a COURTYARD GARDEN and a FIREPLACE WITH MULTIFUEL STOVE. Further benefits include OIL CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises: ENTRANCE HALL, LIVING ROOM, KITCHEN / DINING ROOM, and BATHROOM to the ground floor, with TWO BEDROOMS 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 composite door with obscure double glazed panels inset. This leads into the:

### ENTRANCE HALL

5'02 x 3'11 (1.57m x 1.19m)

Electrical consumer unit, meter and storage area, opening into:

### LIVING ROOM

17'00 x 11'05 (5.18m x 3.48m)

Ceiling light with fan, lovely feature brick fireplace with alcoves to either side, tiled hearth, multifuel burner inset, feature exposed brick wall, radiators, power points, two front aspect double glazed windows, opening into:

### KITCHEN/DINING ROOM

15'05 x 9'06 (4.70m x 2.90m)

Single bowl, single drainer, stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, built-in Bosch hob with electric oven beneath, filter hood over, wall mounted oil fired central heating and domestic hot water boiler, space and plumbing for washing machine, space for freestanding fridge/freezer, exposed ceiling beams, directional ceiling lights, further ceiling light, understairs seating space with bench, tiled flooring, rear aspect upvc double glazed window, opening into:

### HALLWAY

Door leading out the the courtyard, stairs leading to the first floor, ceiling light, power points, tiled flooring, wooden thumb latch door gives access into:

### BATHROOM

6'00 x 7'00 (1.83m x 2.13m)

White suite with modern side panel bath, wall mounted wash hand basin, low level w.c, fully tiled walls, ceiling light, heated towel radiator, tiled flooring, side aspect upvc obscure double glazed window.

From the hallway, stairs lead up to the first floor:

### LANDING

Ceiling light, power point, wooden thumb latch door leading into:

### BEDROOM ONE

17'09 x 9'07 (5.41m x 2.92m)

Two ceiling lights, two single radiators, power points, tv points, opening to over stairs storage area, two rear aspect upvc double glazed windows with views over the courtyard and towards fields, woodland and the Welsh mountains in the distance, small side aspect window with views towards Ruardean church.

### BEDROOM TWO

9'05 x 9'04 (2.87m x 2.84m)

Ceiling light, door to airing cupboard, central heating thermostat and timer controls, single radiator, power points, access to roof space, front aspect upvc double glazed window.

### OUTSIDE

Obscure glazed panel door from the hallway leads onto the rear courtyard. A paved patio seating space with outside tap, enclosed by walling and fencing surround and oil storage tank.

### AGENTS NOTE

There is a flying freehold with the neighboring property. Please speak to a member of the team for further information.

### 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 200 yards on the right hand side .

### SERVICES

Mains water, drainage, electric. 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: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold

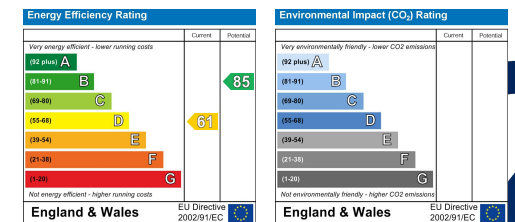
### VIEWING

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)





**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.