



FREEHOLD

£265,000



2 OLD BELL HOUSE, HIGH STREET, RUARDEAN, GL17 9US

- LIVING ROOM / DINING ROOM
- THREE BEDROOMS
- LOFT ROOM / STUDY
- OFF ROAD PARKING FOR 2 MOTOR VEHICLES
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM
- GARDEN
- NO ONWARD CHAIN

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2 OLD BELL HOUSE, HIGH STREET, RUARDEAN, GL17 9US

AN EXTREMELY SPACIOUS THREE BEDROOM SEMI DETACHED FORMERLY PART OF THE OLD BELL HOUSE INN SITUATED WITHIN THE HEART OF THE POPULAR VILLAGE OF RUARDEAN WITH ACCESS TO ITS LOCAL AMENITIES, EASY ACCESS FOR THE FOREST OF DEAN, ROSS ON WYE AND THE M50 MOTORWAY.

ACCOMMODATION :

LIVING ROOM / DINING ROOM: 18' 6" x 18' 6" (5.63m x 5.63m)

Mock fireplace with wooden period style fire surround and mantle, exposed ceiling timbers, two radiators, wood laminate floor, French doors to front with screens adjacent and window to side.

KITCHEN / BREAKFAST ROOM: 18' 0" x 8' 6" (5.48m x 2.59m)

Extensive range of base and eye level storage units worktop space incorporating stainless steel 1 and a half sink unit with hot and cold tap over, plumbing for automatic washing machine, fitted dishwasher, cooker point, extensive breakfast bar, attractive recessed brick archway, radiator, window to front.

STAIRS TO FIRST FLOOR LANDING: With radiator and stairs to Loft Room

BEDROOM ONE: 14' 6" x 9' 6" (4.42m x 2.89m)

With large fitted double wardrobe with hanging rail, feature wooden floor, radiator, window to rear.

BEDROOM TWO: 14' 6" x 9' 6" (4.42m x 2.89m)

Generous fitted single wardrobe, radiator and window to front.



BEDROOM THREE: 14' 6" x 9' 0" (4.42m x 2.74m), Single fitted wardrobe, radiator and window to front.

FAMILY BATHROOM: 9' 9" x 8' 4" (2.97m x 2.54m)

Newly fitted four piece suite with panel bath, shower cubicle, vanity wash hand basin, close coupled WC, extensive tiling and extractor fan.

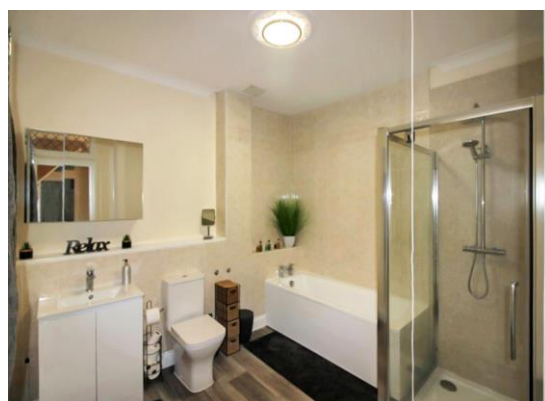
STAIRS TO LOFT ROOM / STUDY: 18' 0" x 10' 3" (5.48m x 3.12m)

maximum measurements (some restricted height). Feature exposed roof timbers, Velux window to front.

OUTSIDE: Garden to front mainly laid to lawn with cold water supply, oil fired boiler (hot water and central heating), oil storage tank and off road parking for 2/3 motor vehicles

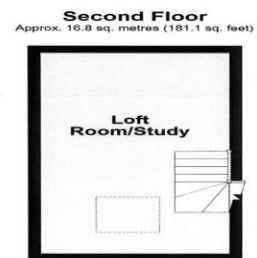
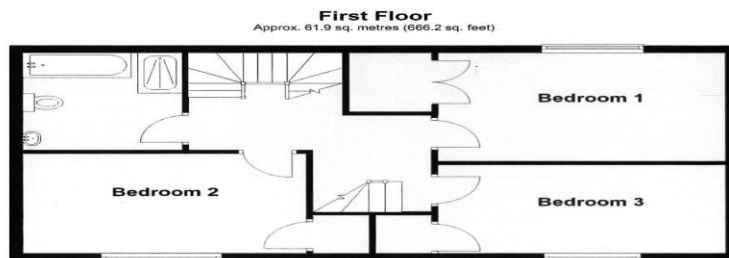
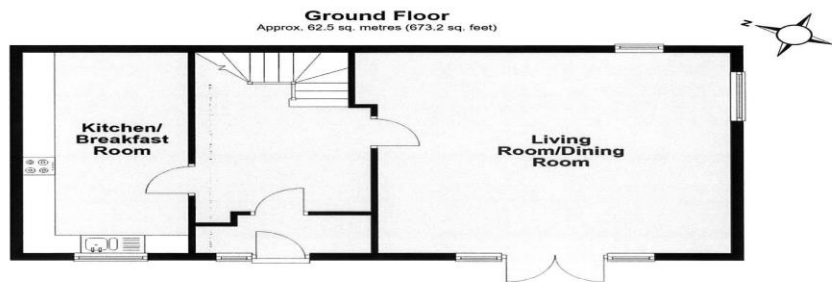


SERVICES: Mains water and drainage and electricity oil fired central heating.



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.

01594 833333



Total area: approx. 141.3 sq. metres (1520.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	73
England & Wales		
EU Directive 2002/91/EC		
		
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ABOUT
Property
SINCE 1982