Dean
ESTATE AGENTS

Tel: 01594 825574
Email: cinderford@deanestateagents.co.uk

# The Maltings

Ruardean, GL17 9TX

## Offers Around £200,000

2 1 1 C

***NO ONWARD CHAIN***

Nestled in the charming village of Ruardean, The Maltings presents an exceptional opportunity to acquire a delightful coach house. This property boasts two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a peaceful retreat. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is its private, low-maintenance tiered garden, providing a serene outdoor space to enjoy the fresh air without the burden of extensive upkeep. Additionally, the integral garage, equipped with light and power, offers convenient storage or the potential for a workshop, catering to a variety of needs.

The property benefits from parking for two vehicles, ensuring that you and your guests will always have a place to park. Located in a sought-after village, residents can enjoy the tranquillity of rural life while still being within easy reach of local amenities and transport links.

With no onward chain, this property is an estate sale and can be sold furnished or un-furnished.
Whether you are looking for a new home or an investment opportunity, this coach house in Ruardean is not to be missed. Embrace the chance to live in a picturesque setting that combines comfort, convenience, and charm.

## Entrance Hallway :
2'11" x 5'7" (0.91 x 1.72)
The property is accessed via a partially glazed door into the entrance hallway, which benefits from numerous power points, radiator, alarm system and the control panel for the electric up-and-over garage door. Stairs rise to the first-floor landing.

## First Floor Landing :
6'5" x 12'0" (1.97 x 3.66)
The first-floor landing features a rear-aspect UPVC double glazed window, radiator, power points and loft access. There is also a useful airing cupboard housing the electric-powered boiler system.

## Kitchen :
6'2" x 12'5" (1.88 x 3.79)
Fitted with a range of wall, drawer and base-mounted units, together with a front-aspect UPVC double glazed window. There is a built-in oven, hob and extractor fan, one-and-a-half bowl drainer sink with mixer tap over, built-in dishwasher, space for an upright freezer, numerous power points, radiator and inset ceiling spotlights.

## Lounge :
10'4" x 18'8" (3.17 x 5.69)
The lounge area features a front-aspect UPVC double glazed window, rear-aspect UPVC double glazed patio doors providing access to the steps leading down to the garden, radiator, power points, television point and internet points.

## Bedroom 1 :
11'3" x 9'0" (3.43 x 2.75)
A good-sized bedroom with side-aspect UPVC double glazed window, radiator and numerous power points. The room benefits from built-in wardrobe space with hanging rails and shelving, together with a television point.

## Bedroom 2 :
10'2" x 9'4" (3.12 x 2.85)
A further well-proportioned bedroom featuring a front-aspect UPVC double glazed window, radiator, power points and built-in wardrobes with hanging rails and shelving.

## Shower Room :
7'1" x 5'5" (2.17 x 1.67)
A modern shower room comprising a front-aspect UPVC double glazed frosted window, walk-in shower with shower system and easy-clean white wall panelling, close coupled WC and wash hand basin with mixer tap over. The room also benefits from shaver point, partially tiled walls, inset ceiling spotlights and extractor fan.

## Outside :
The property benefits from a private and low-maintenance tiered garden, predominantly laid with attractive patio slabs and arranged over several levels.
The patio area leads to steps rising to a further level,

with additional steps continuing up to the main garden area. The garden is fully enclosed by fencing and provides a lovely private outdoor space with plenty of potential for seating and entertaining.

## Garage :

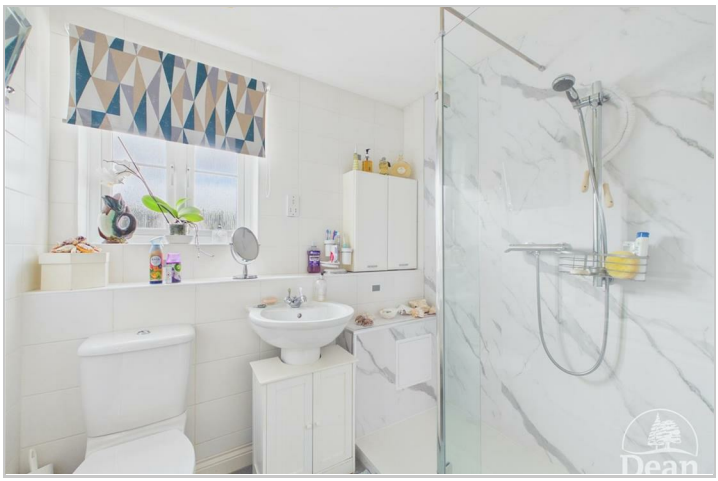
8'5" x 18'9" (2.59 x 5.73)

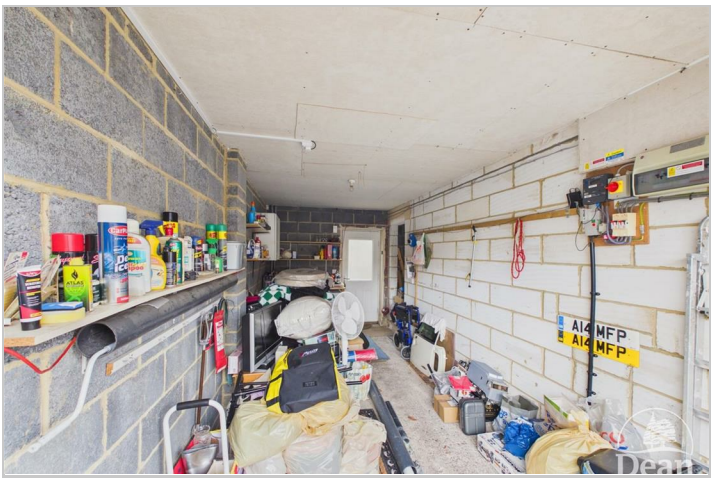
The property benefits from an integral garage accessed via an electric up-and-over door. The garage provides useful storage and parking space, together with power and lighting.

There is also a useful utility area incorporating plumbing and space for a washing machine and tumble dryer.

## Agents Note :

The solar panels installed at the property are subject to a lease agreement. Prospective purchasers are advised to check with their mortgage lender and conveyancer at an early stage that the terms of the solar panel lease are acceptable to their proposed lender, as lender requirements can vary.





Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map

## Hybrid Map

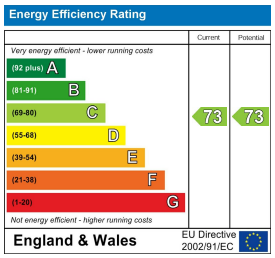
## Terrain Map

## Floor Plan

## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4a Dockham Road, Cinderford, Gloucestershire, GL14 2AQ
Tel: 01594 825574 Email: cinderford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman