



10 Caudle Close
Ruardean GL17 9UJ

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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Ruardean GL17 9UJ

Guide Price £315,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM LINK DETACHED PROPERTY offering BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT with key features including a 22FT. LOUNGE/DINER WITH WOOD BURNER, UTILITY ROOM, DOWNSTAIRS W.C, FRONT AND REAR GARDENS and DRIVEWAY PARKING FOR THREE VEHICLES all while being LOCATED WITHIN A SMALL CUL-DE-SAC in the peaceful village of Ruarden just a SHORT WALK FROM THE LOCAL PRIMARY SCHOOL AND SHOP.

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 couple of steps that lead to the double glazed upvc door into;

ENTRANCE HALL

A warm and welcoming space with a laminate wood effect flooring, radiator, stairs that lead to the first floor landing, doors lead off to the lounge/diner and kitchen.



LOUNGE/DINER

22'00 x 13'06 (6.71m x 4.11m)

A great space to relax or entertain having a feature fireplace with a cosy wood burning stove sat on an attractive slate hearth with oak lintel above, laminate wood effect flooring, radiators, fibre broadband point, front aspect window overlooks the large front garden and French doors lead out to the rear garden.



KITCHEN

9'11 x 9'11 (3.02m x 3.02m)

Comprising a range of modern fully fitted base and wall mounted units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral appliances include an electric oven, induction hob, extractor hood above and a convenient built in fridge. There is also space and plumbing for a dishwasher. Further features include a large heated ladder towel rail, tiled flooring and a rear aspect window overlooking the garden. A doorway leads through to;

UTILITY ROOM

13'01 x 6'08 (3.99m x 2.03m)

Comprises a fitted worktop and handy built in store cupboard, there is space and plumbing for a washing machine, tumble dryer and fridge/freezer. Additional features include a radiator, tiled flooring and a upvc double glazed door giving further access to the rear garden. A door leads into;

W.C

A must have in any family home, comprising a close coupled w.c, wall mounted washbasin and tiled flooring.



LANDING

A loft hatch with drop down ladder gives easy access to the spacious loft, high level side aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

11'03 x 9'10 (3.43m x 3.00m)

A good sized double room with built in wall to wall wardrobes, radiator, front aspect window overlooking the front garden.

BEDROOM TWO

11'08 x 10'06 (3.56m x 3.20m)

A double room with a radiator and rear aspect window overlooking the rear garden.

BEDROOM THREE

7'10 x 7'10 (2.39m x 2.39m)

A single room or ideal home office with a radiator and front aspect window overlooking the front garden.

BATHROOM

8'09 x 5'06 (2.67m x 1.68m)

A good size space comprising a modern three piece white suite to include a bath with mains fed shower over, close coupled w.c and pedestal washbasin. Further benefits include a heated ladder towel rail, tiled flooring, partly tiled walls and obscured side and rear aspect windows.

PARKING

To the front of the property is a driveway suitable for parking three vehicles.

OUTSIDE

To the front of the property is a good size lawned garden accessed from the driveway with raised planters and feature palm trees, there is also a small private patio seating area. The driveway leads to what was formerly the attached garage (now partly converted) with up and over door leading to a small storage space.

The enclosed and private rear garden is laid to patio with log store, oil-fired combi boiler and oil tank. A side gate leads out to the adjoining path.

DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout turning right onto the A4136 signposted Cinderford and Coleford. Continue up over Plump Hill, turning right at the Nailbridge traffic lights signposted to Drybrook/Ruardean. Proceed into the centre of Ruardean, branching left signposted to Lydbrook. Proceed along, taking the first turning left into Caudle Lane, then the first left into Caudle Close where the property can be found immediately on the left.

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 Water Authority

LOCAL AUTHORITY

Council Tax Band: B
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.





PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)

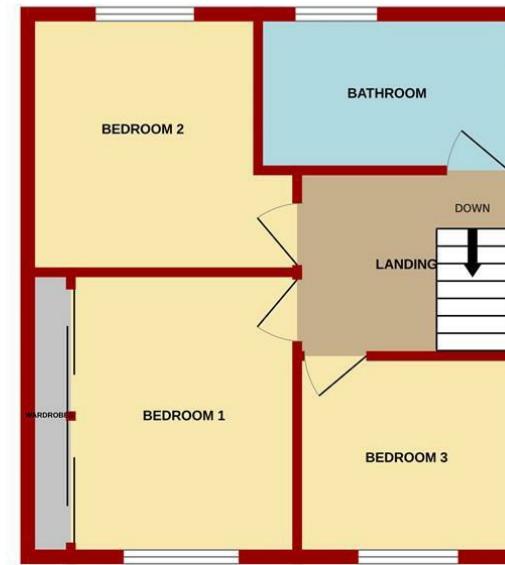


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GROUND FLOOR



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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