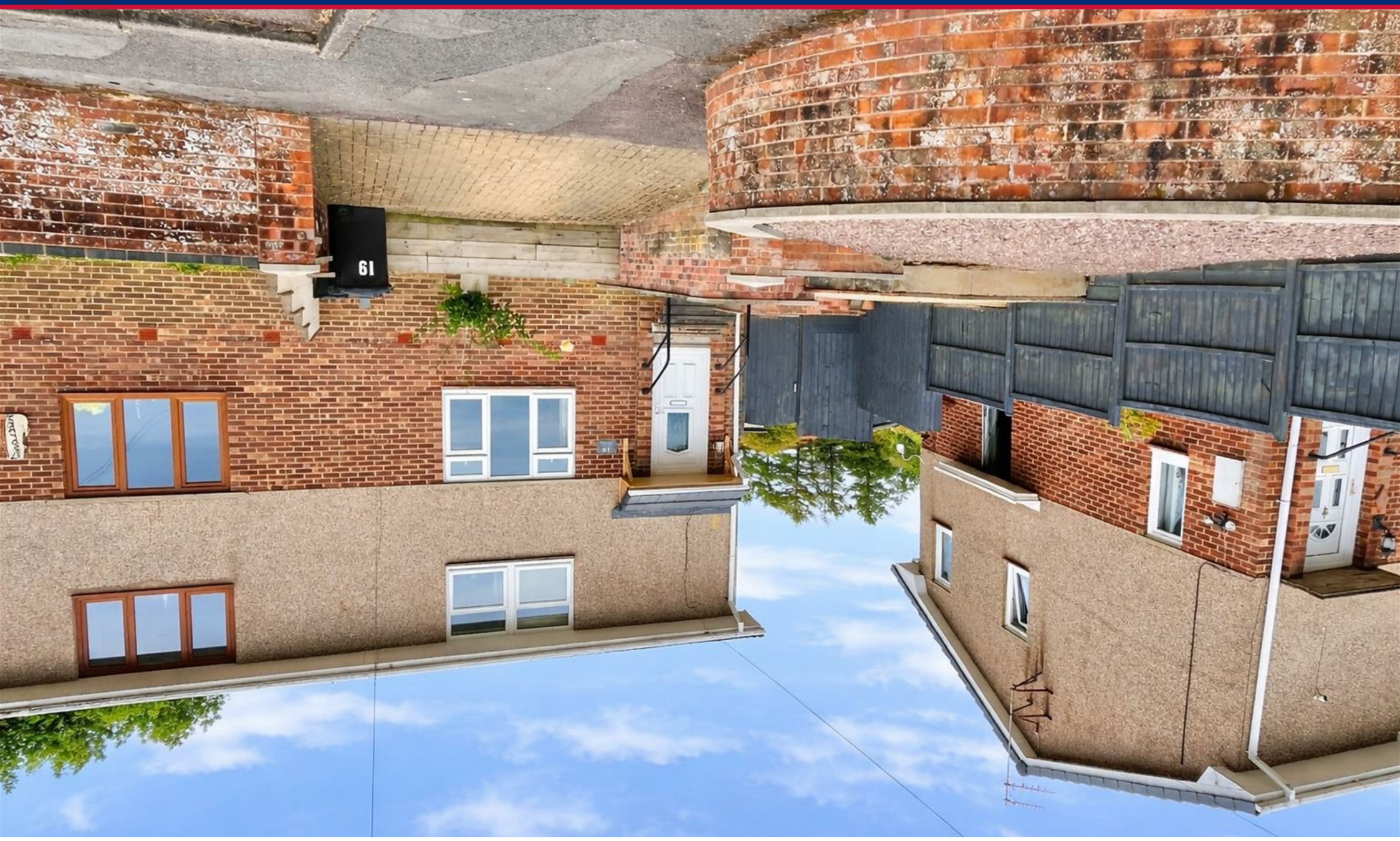
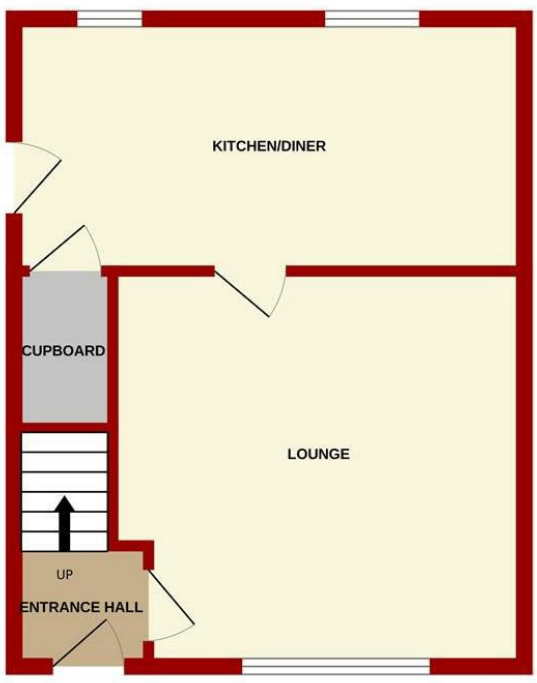
19 Highfield Road
Ruardean GL17 9XA

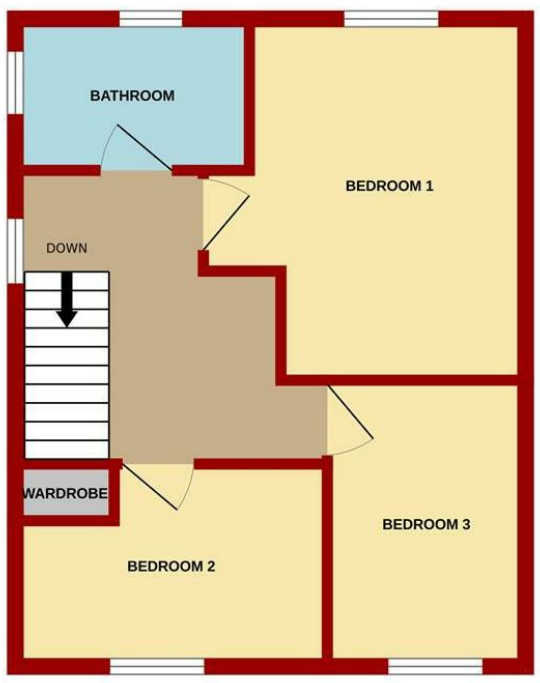
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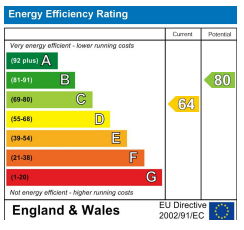
GROUND FLOOR

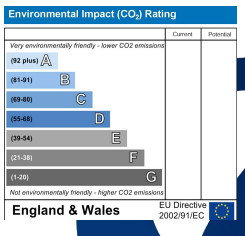


1ST FLOOR









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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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.

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME benefitting from ENCLOSED GARDEN, OFF ROAD PARKING, FAR REACHING VIEWS OVERLOOKING RUARDEAN CHURCH, COUNTRYSIDE AND WELSH MOUNTAINS, UPVC FACIAS AND GUTTERING, DOUBLE GLAZING, OIL CENTRAL HEATING.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, THREE BEDROOMS and FAMILY BATHROOM.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the western part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a range of amenities to cater to the needs of its residents. These include a 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 set of steps leading to the upvc front door with obscure glazed panel inset. This leads into:

ENTRANCE HALL
Ceiling light, smoke alarm, single radiator, exposed timber skirting boards, coving, wood effect flooring, stairs leading to the first floor, side aspect upvc double glazed window, solid oak door gives access to:

LOUNGE
13'11 x 14'05 (4.24m x 4.39m)
Ceiling light, coving, power points, double radiator, exposed timber skirting boards, front aspect upvc double glazed window overlooking the parking and turning area with far reaching views towards the Church, fields and mountains, solid oak door leads into:

KITCHEN/DINING ROOM
17'10 x 8'10 (5.44m x 2.69m)
Single bowl single drainer stainless steel sink unit with tap over, rolled edged worktop, range of base and wall mounted units, tiled surrounds, four-ring electric hob with filter hood over, double oven, space for freestanding freezer, washing machine and tumble dryer, tiled flooring, two ceiling lights, coving, single radiator, breakfast bar, central heating timer controls, two rear aspect upvc double glazed windows overlooking the front garden, exposed timber skirting boards, door giving access to understairs storage cupboard.

From the entrance hall, stairs lead up to the first floor:

LANDING
Access to roof space, coving, ceiling lights, smoke alarm, exposed timber skirting boards, single radiator, power points, side aspect upvc double glazed window, solid oak doors giving access into:

BEDROOM ONE
12'08 x 9'04 (3.86m x 2.84m)
Ceiling light, coving, power points, single radiator, exposed timber skirting boards, timber window ledge, rear aspect upvc double aspect window overlooking the garden.

BEDROOM TWO
10'06 x 7'01 (3.20m x 2.16m)
Ceiling light, coving, single radiator, power points, built-in wardrobe with hanging rail and draws, exposed timber skirting boards with front aspect upvc double glazed window overlooking the parking and turning area with far reaching views towards the Church, fields and mountains.

BEDROOM THREE
10'01 x 6'11 (3.07m x 2.11m)
Ceiling light, coving, single radiator, power points, exposed timber skirting boards, timber window ledge, front aspect upvc double glazed window overlooking the parking and turning area with far reaching views towards the Church, fields and mountains.

BATHROOM
8'02 x 5'04 (2.49m x 1.63m)
White suite with modern side panel bath enclosed by wet board surround, taps over, electric shower fitted, conventional and drencher head, shower screen, vanity wash hand basin with monobloc mixer tap fitted, draws beneath, close coupled w.c, half tiled walls, tiled effect flooring, ceiling light, heated towel radiator, coving, upvc double glazed obscure window.

OUTSIDE
The front garden is laid to gravel and patio with path leading to the front door. Outdoor lighting. Gated access to the left hand side leads to the rear garden.

The rear garden has a further patio area, lawned area, enclosed by walling surround, oil storage tank, recently built garden shed, outside tap, outside power points, outside lighting.

PARKING
Space for one vehicle to the front.

DIRECTIONS
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Drybrook and Ruardean and proceed up Morse Road. Continue into the village of Ruardean, taking the turning left into Belle Vue Road, follow the road around to the right hand side which converts into Highfield Road. Follow the road to the end where the property can be found at the end on the left.

SERVICES
Mains water and 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 Water Authority- TBC

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

VIEWINGS
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) 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)