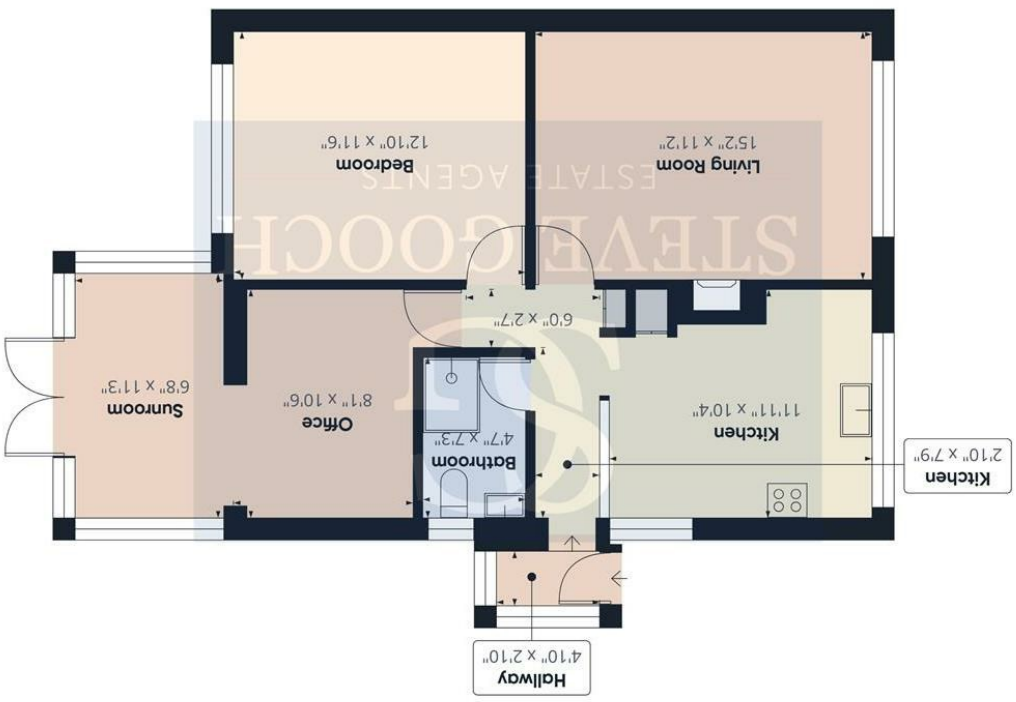
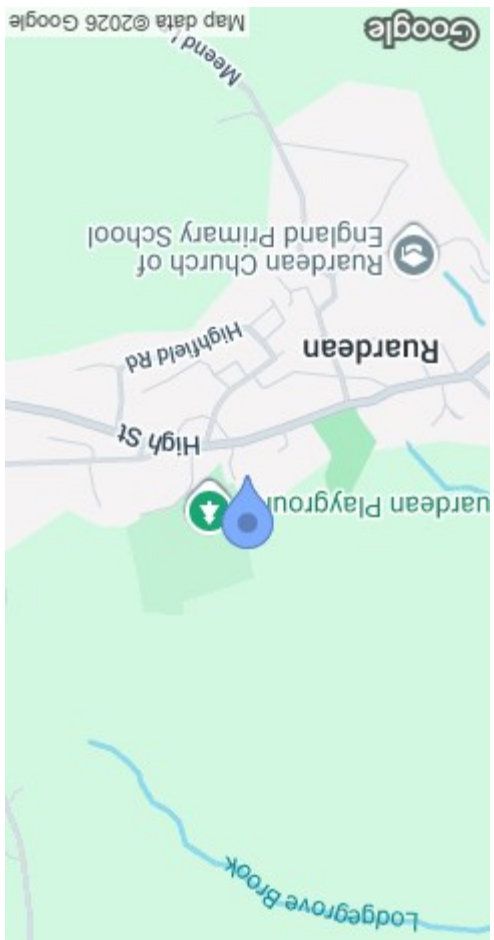


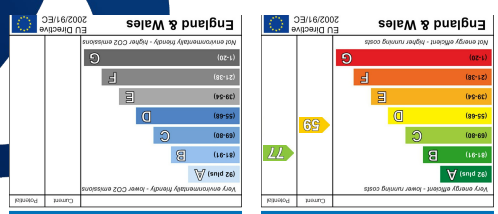
Approximate total area(1)
854 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

2 St. Margarets Road
Ruardean GL17 9XE

STEVE GOOCH
ESTATE AGENTS | EST 1985

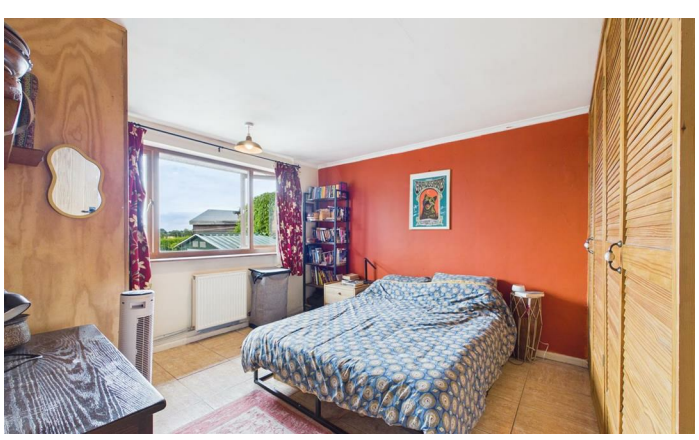
£250,000

TWO BEDROOM SEMI DETACHED EXTENDED BUNGALOW, comprising of ENTRANCE PORCH AND HALL, KITCHEN / DINING ROOM, LOUNGE, TWO BEDROOMS and a SUNROOM / CONSERVATORY AREA, benefiting from PARKING for SEVERAL VEHICLES, SMALL CARPORT, WORKSHOP AND STORE plus UTILITY, ENCLOSED GARDENS with VIEWS OVER PLAYING FIELDS.

Ruardean is a charming and historic village set within the beautiful Forest of Dean, once renowned for its ironworking, forges and coal-mining heritage.

The village offers a primary school, village shop, doctor's surgery, memorial hall, church and recreation ground, while bus services provide connections to Coleford, Gloucester, Ross-on-Wye and Monmouth.

School transport is also available to Dene Magna Secondary School, making Ruardean an appealing choice for families seeking a friendly rural community with convenient access to nearby towns and countryside.



Accessed via wrought iron gates to the driveway, suitable for the parking of several vehicles, enclosed by fencing and walling surround, in turn gives access to the steps to the front porch.

FRONT PORCH
Part brick, part UPVC construction, power points, double glazed windows to side and rear, opening into:

INNER HALL
Tongue and groove timber clad ceiling with inset ceiling spotlights, access to roof space, door to storage cupboard, radiator, powerpoints, feature opening into:

KITCHEN / DINING ROOM
11'11 x 10'4 (3.63m x 3.15m)
One and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops tiled surrounds with power points, range of base and wall mounted units, space for freestanding cooker, space for under counter fridge and dishwasher, integrated fridge and freezer, further door giving access to the airing cupboard with hot water cylinder and slatted shelving, tiled flooring, side aspect UPVC double glazed window with views towards the Church, front aspect wood grain UPVC glazed window.

LIVING ROOM
15'2 x 11'2 (4.62m x 3.40m)
Ceiling light, feature fireplace with tiled surround, wooden shelf above, multi fuel burner inset which also provides the central heating, wall light points, tiled floors, powerpoints, front aspect UPVC double glazed window.

BEDROOM ONE
12'10 x 11'6 (3.91m x 3.51m)
Ceiling light, range of built-in bedroom furniture to include, three double wardrobes with various hanging rails and shelving, coving, ceiling light, tiled floor, double radiator, natural timber window ledge, wood grain UPVC double glazed window overlooking the rear garden and views over the playing field and countryside

BEDROOM TWO
10'6 x 8'1 (3.20m x 2.46m)
Ceiling light, power points, double radiator, wood effect flooring, opening into:

SUNROOM
11'3 x 6'8 (3.43m x 2.03m)
Wall light points, exposed brick wall, double radiator, wood effect flooring, wood grain UPVC side and rear aspect windows, overlooking rear garden and playing field.

BATHROOM
7'3 x 4'7 (2.21m x 1.40m)
White suite comprising or close coupled WC, vanity wash hand basin with mixer tap over, tiled splashback, quadrant shower cubicle with electric shower fitted, wet board fitted, single radiator, extractor fan, side aspect UPVC obscure glazed window.

OUTSIDE
Small carport area, leading to workshop area with power and lighting and window to side aspect, further door to store cupboard, further door to utility, single bowl single drainer sink unit with mixer tap over, rolled edge worktops, base and wall mounted units, plumbing for washing machine, side and rear aspect windows, outside lighting and power. Rear garden ahs small log store, steps leading up to a decking area, small lawned area, patio and seating area, metal shed.

SERVICES
Mains electric and water, mains drainage. Solid-fuel heating.

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: 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.

DIRECTIONS
From Mitcheldean, proceed along the A4136 towards Coleford and continue to the traffic lights at Nailbridge. Turn right, signposted Ruardean, and follow the road uphill into the village. Continue onto High Street before turning right into St. Margaret's Road, where No. 2 will be found shortly along the road.

PROPERTY SURVEY
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.