



FREEHOLD

£425,000



**NYEWOODS, HIGH STREET, THE PLUDDS, RUARDEAN,
GLOUCESTERSHIRE, GL17 9TU**

- PERIOD DETACHED HOUSE
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- BATHROOM
- LARGE GARDENS WITH ORCHARD AREA
- TWO BEDROOMS
- LOUNGE
- UTILITY AREA
- WORKSHOP PLUS THREE FURTHER OUTBUILDINGS
- NO ONWARD CHAIN

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NYEWOODS, HIGH STREET, THE PLUDDS, RUARDEAN, GLOUCESTERSHIRE, GL17 9TU

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A RARELY AVAILABLE PERIOD DETACHED HOUSE WITH LARGE (APPROXIMATELY 285 FEET LONG) GARDENS, 180 SQUARE FEET OF OUT-BUILDINGS AND A USEFUL YARD SPACE. THE PROPERTY HAS TWO BEDROOMS, LARGE RECEPTION AREA AND WOULD EASILY EXTEND TO PROVIDE MORE LIVING SPACE SUBJECT TO THE NECESSARY CONSENTS. NYEWOODS HAS BEEN A LOVING HOME IN THE SAME FAMILY FOR OVER 50 YEARS. THEREFORE UNDERSTANDABLY, THE HOME WILL NEED MODERNISING **NO ONWARD CHAIN**

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bears' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. 'Ruardean has a garage, shop, doctors' surgery and primary school, and is in the catchment area for the renowned Dene Magna secondary school and Gloucester College's Forest of Dean campus. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Porch : Door to -

Hall: Radiator, under-stairs storage cupboard.

Lounge: 23' 0" x 11' 6" (7m x 3.5m), Windows to front and rear, fireplace, radiator.



Kitchen/Diner: 18' 4" x 17' 1" (5.6m x 5.2m) - 'L' shaped, Sink unit, wall and base level units, radiator, window and door to rear. Door to -

Inner Hall: Off which is -

Utility Room: Plumbing for automatic washing machine, W.C.

Garage: 16' 1" x 13' 1" (4.9m x 4m), Power and light.

First floor stairs to -

Landing: Window to front with views.

Bedroom One: 12' 10" x 11' 2" (3.9m x 3.4m),
Window to rear, radiator.

Bedroom Two: 11' 6" x 11' 6" (3.5m x 3.5m),
Window to front with views, fitted wardrobes.

Bathroom: Three piece suite, airing cupboard.

Outside: Good sized gardens, mainly laid to lawn with orchard area. Yard with rear access and large (24' 7" x 24' 7" (7.5m x 7.5m)) workshop with power & light and three further corrugated iron sheds measuring 12' 6" x 7' 10" (3.8m x 2.4m) each.

Services: Private drainage, mains water and electricity. The heating system and services where applicable have not been tested.



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.

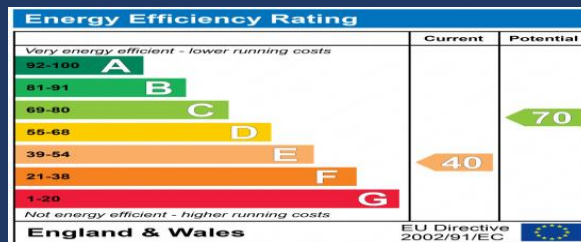
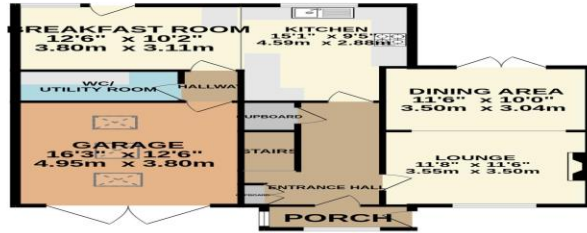
01594 823033

GROUND FLOOR
1751 sq.ft. (162.7 sq.m.) approx.

OUTSIDE STORAGE

OUTSIDE STORAGE

WORKSHOP



PASSIONATE
ABOUT
Property
SINCE 1982