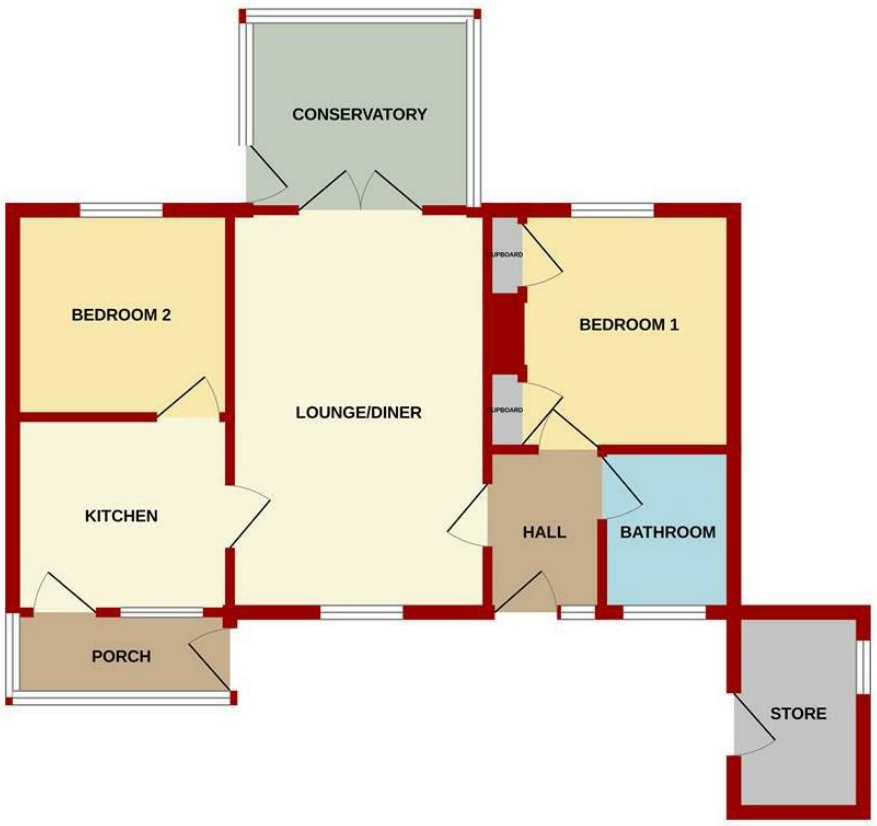
Sorrento Forest Road
Ruardean GL17 9XR

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND 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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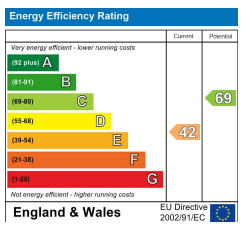

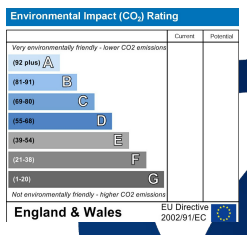

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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£250,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated in Ruardean Woodside and benefitting from LPG CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DETACHED SINGLE GARAGE, ENCLOSED GARDENS and is OFFERED WITH NO ONWARD CHAIN

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

Situated on Ruardean Woodside, which is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, recreational ground and bridle paths and walks through the surrounding woodland.

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.

PORCH
8'04 x 3'05 (2.54m x 1.04m)
Dwarf wall construction with upvc double glazed window to side and front aspect, ceiling light, exposed brick wall, tiled flooring, front door of upvc construction with clear panel inset leading into:

KITCHEN
8'07 x 7'10 (2.62m x 2.39m)
Single bowl, single drainer sink unit with mixer tap over, rolled edge worktops, matching upstands, range of base and wall mounted units, power points, four-ring electric hob, electric double oven beneath, filter hood above, space for washing machine, space for under counter fridge, ceiling spots, coving, tiled flooring, central heating timer controls, thermostat, front aspect upvc double glazed window opening into the front porch, step up and door giving access into:

LOUNGE/DINING ROOM
16'01 x 10'03 (4.90m x 3.12m)
Feature fireplace of stone construction, two ceiling lights, ceiling fan, wall light points, coving, double radiator, power points, tv point, front aspect upvc double glazed window overlooking the front garden, pair of upvc double glazed French doors leading into the:

CONSERVATORY/SUN ROOM
9'01 x 7'09 (2.77m x 2.36m)
Dwarf wall construction, wall light points, power points, upvc double glazed windows to side and rear aspect with views over the garden and towards forest and woodland in the distance, side aspect upvc obscure double glazed door.

FRONT HALL/PORCH
Ceiling light, coving, power points, telephone point, door to small coat cupboard with shelving and hanging rail, central heating thermostat controls, front door, doors into:

BEDROOM ONE
9'10 x 9'07 (3.00m x 2.92m)
Ceiling light, coving, single radiator, power points, door to cupboard with slatted shelving space, door to built-in wardrobe with hanging rail and shelving, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over forest and woodland in the distance.

BATHROOM
5'08 x 6'00 (1.73m x 1.83m)
White suite with modern P shaped side panel bath, curved shower screen, mixer tap over, electric shower fitted, vanity wash hand basin with monobloc mixer tap and cupboard beneath, concealed cistern w.c, fully tiled walls and flooring, chrome heated towel radiator, ceiling light, extractor fan, front aspect upvc obscure double glazed window.

From the kitchen, door giving access into:

BEDROOM TWO
8'08 x 7'09 (2.64m x 2.36m)
Ceiling light, coving, access to roof space with drop-down ladder, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden and towards forest and woodland in the distance.

OUTSIDE
A personal gate opens to a paved pathway leading to the porch door. The front garden is laid to patio, featuring a mature holly tree, flower borders, shrubs, and bushes. The property benefits from UPVC fascia and guttering, with a door providing access to a utility/store room. The pathway continues across the front of the property and down the left-hand side.
A pair of wrought iron gates lead to parking space suitable for three to four vehicles and to the detached single garage.

UTILITY/STORE ROOM
Single skin construction with power and lighting, tiled flooring, rear aspect personal window, space for tumble dryer.

DETACHED SINGLE GARAGE
17'01 x 8'04 (5.21m x 2.54m)
Accessed via an up & over door, personal window to rear, power and lighting. LPG tank is situated to the side of the garage.

The rear of the garage features a large water butt and a patio area, enclosed by wrought iron railings with a lawned section. The rear garden includes a paved pathway, a lawned area, a patio seating area perfect for relaxing, an outside power point, an outside tap, and a small store shed, providing additional convenience and storage.

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, proceed straight over signposted to Coleford. Take the first turning right onto Highview Road, signposted to Ruardean Hill. Continue to the top of the hill and follow the road around to the left. Proceed past the football/cricket club following the road round a 90 degree left and 90 degree right turn. Follow the road for a short distance where the property can be found on the left hand side as per our for sale board.

SERVICES
Mains water, septic tank drainage, electricity. LPG.
Openreach and Gigaclear in area.

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

WATER RATES
Severn Trent Water Authority - Rate to be confirmed.

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)