

7 The Maltings

Ruardean GL17 9TX

STEVE GOOCH

ESTATE AGENTS | EST 1985

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTREMELY WELL PRESENTED TWO BEDROOM MID-TERRACED HOME, enjoying an attractive position BACKING ONTO WOODLAND. The property boasts a spacious and modern OPEN-PLAN KITCHEN/DINING AREA, a comfortable lounge with doors opening directly onto the garden, downstairs WC, two bedrooms and a CONTEMPORARY FAMILY BATHROOM. Further benefits include an ENCLOSED REAR GARDEN WITH WOODLAND BACKDROP, OFF-ROAD PARKING AND GARAGE, along with double glazing and electric central heating.

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.















Property is accessed via a paved pathway leading to a obscure double-glazed panelled uPVC door.

KITCHEN / DINING ROOM
11'6 x 11'2 (3.51m x 3.40m)
Inset ceiling spotlighting, single bowl stainless steel sink unit with monoblock tap over, integrated soap dispenser, range of base and wall mounted units, solid wood block worktops with tiled surrounds and upstands, powerpoints, four-ring Samsung electric hob with electric oven beneath and extractor fan over, under cupboard lighting, half-size integrated dishwasher, space for freestanding washing machine, space for freestanding fridge-freezer, door to large storage cupboard, single radiator, tiled flooring.

A small inner hallway gives access to:

WC
5'2 x 3'1 (1.57m x 0.94m)
Ceiling light, extractor fan, white suite comprising of close coupled WC, pedestal wash hand basin with tap over and tiled splashback, single radiator, continuation of tiled flooring.

LOUNGE
11'6 x 11'10 (3.51m x 3.61m)
Ceiling light, coving, powerpoints, TV point, double radiator, French doors leading out to the garden, stairs to the first floor.

LANDING
2'9 x 7'8 (0.84m x 2.34m)
Access to roof space with drop down hatch, storage cupboard housing the electric boiler, wooden panelled doors gives access to bedrooms and family bathroom.

BEDROOM ONE
11'8 x 9'6 (3.56m x 2.90m)
Ceiling light, coving, powerpoints, single radiator, telephone point, rear-aspect double glazed window overlooking rear garden with views over woodland.

BEDROOM TWO
11'5 x 8'5 (3.48m x 2.57m)
Ceiling light, single radiator, powerpoint, TV point, front-aspect double glazed window with views over the village.

FAMILY BATHROOM
5'5 x 6'3 (1.65m x 1.91m)
Inset ceiling spot lighting, white suite comprising of close coupled WC, pedestal wash hand basin with taps over, modern side-paneled bath with mains fed shower over, extractor fan, two walls are fully tiled, tiled flooring, chrome heated towel radiator, storage cupboard.

OUTSIDE
To the front of the property there is a small storage area, ideal for bin storage.

The rear garden features a paved patio area with adjoining gravelled section, outside storage shed, water butt and outside lighting, all enclosed by fencing. Steps lead up to a further terraced area laid to gravel, with additional steps rising to an artificial lawn, enclosed by fencing and featuring gabion baskets.

A further set of steps leads to another terraced area, complemented by a variety of flowers, shrubs and bushes. Continuing upwards, three steps lead to a paved terrace, ideal for outdoor seating and enjoying the lovely views across the surrounding fields, countryside and church spire.

At the top, the garden is laid to lawn and enjoys a delightful woodland backdrop, creating a peaceful and attractive setting.

GARAGE
9'5 x 16'6 (2.87m x 5.03m)
The garage is a very short walking distance from the property, accessed via a single up and over door, off road parking for one vehicle

SERVICES
Mains water, electricity and drainage.

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 - TBC.

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

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).

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

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right on to the A4136, continue up and over Plump Hill, upon reaching the traffic lights turn right signposted to Drybrook and Ruardean. Continue up the hill over the brow and head into the village of Ruardean, continue along until reaching a left hand turn signposted Joy's Green, after approximately half a mile, turn left in to The Maltings where the property can be found on your right hand side.

PROPERTY SURVEYS
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.



Floor 0 Building 1

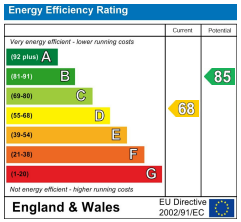


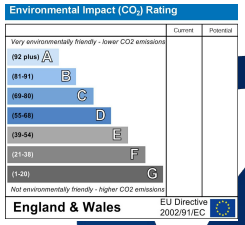
Floor 1 Building 1



Floor 0 Building 2







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.