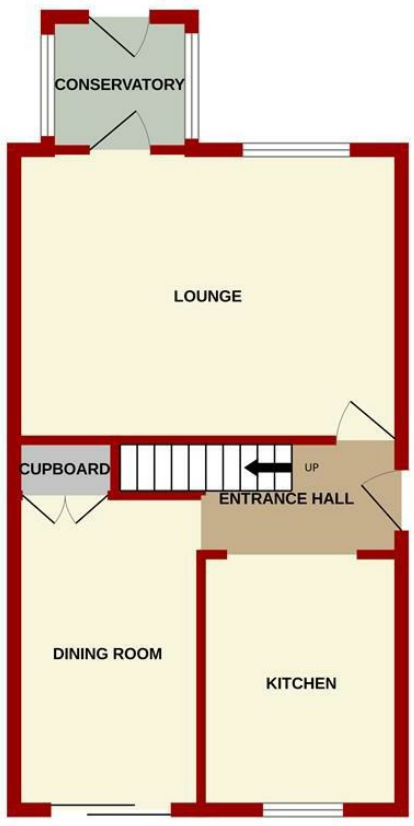
23 Crooked End Place
Ruardean GL17 9YN

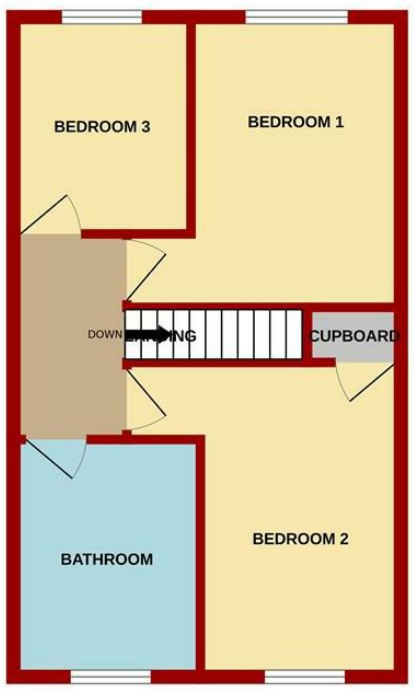
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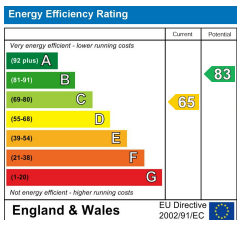
GROUND FLOOR

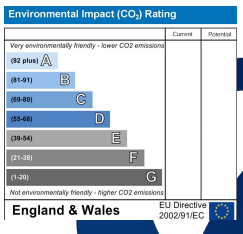


1ST FLOOR









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.

Guide Price £250,000

An IMPECCABLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, situated in a PEACEFUL CUL-DE-SAC within the popular village of RUARDEAN. This delightful property offers SPACIOUS AND WELL-MAINTAINED ACCOMMODATION, including a 16FT LIVING ROOM, 13FT DINING ROOM, FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES, CONSERVATORY, THREE BEDROOMS and a FAMILY BATHROOM. Outside, the property benefits from OFF-ROAD PARKING FOR TWO VEHICLES and an ATTRACTIVE, PRIVATE AND LOW-MAINTENANCE REAR GARDEN, ideal for relaxing and entertaining.

The current owner has undertaken a number of significant improvements, including the recent installation of a NEW WORCESTER OIL-FIRED COMBINATION BOILER, OIL TANK, RADIATORS, GUTTERING, FASCIAS AND SOFFITS, providing added peace of mind for prospective purchasers.

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.















Side aspect uPVC double glazed door leads into;

ENTRANCE HALL
Laminate wood flooring, stairs to the first floor landing, door to the lounge, opens through to the kitchen and dining room.

KITCHEN
10'06 x 8'03 (3.20m x 2.51m)
Comprising a range of fully fitted wall and base level units with laminate worktops and an inset stainless steel sink unit with drainer. Space for an electric cooker with extractor hood over, space for a fridge/freezer, washing machine and dishwasher. Worcester oil-fired combi boiler, tiled floor, front aspect window.

DINING ROOM
13'08 x 7'08 (4.17m x 2.34m)
Double doors into storage cupboard, laminate wood flooring, radiator, sliding patio doors to the front aspect.

LOUNGE
16'05 x 12'00 (5.00m x 3.66m)
Tv point, radiators, rear aspect window overlooking the garden, door into conservatory.

REAR PORCH
Of uPVC and double glazed construction, power points, tiled floor, door leading out to the garden.

BEDROOM ONE
12'04 x 9'09 (3.76m x 2.97m)
Radiator, rear aspect window with pleasant views.

BEDROOM TWO
9'01 x 8'06 (2.77m x 2.59m)
Built in cupboard, radiator, front aspect window.

BEDROOM THREE
9'05 x 6'06 (2.87m x 1.98m)
Radiator, rear aspect window with pleasant views.

BATHROOM
7'01 x 5'06 (2.16m x 1.68m)
Three piece suite comprising a bath with electric shower over, low level W.C, pedestal washbasin, tiled walls, radiator, front aspect window.

PARKING
At the front of the property, there is driveway parking for two vehicles.

OUTSIDE
The front garden has been thoughtfully landscaped with stone chippings, creating an attractive and low-maintenance approach to the property. A gated pathway leads along the side of the house, providing access to both the main entrance and the rear garden. The attractive and enclosed rear garden has been designed with ease of maintenance in mind, featuring areas of artificial lawn and decorative stone chippings, complemented by well-established flower beds and a charming rockery. A useful garden shed is positioned at the far end of the garden, providing additional storage.

DIRECTIONS
From the Nailbridge traffic lights on the A4136, take the turning signposted Drybrook and Ruardean and follow the Morse Road. Continue in to the village of Ruardean and take the first right in to Crooked End Place. The property can be found in front of you after a short distance.

SERVICES
Mains Electric, Water & Drainage. 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 - Rate to be confirmed.

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.

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)