



High Street

Ruardean, GL17 9US

£160,000



*** VIRTUAL TOUR AVAILABLE *** NO ONWARD CHAIN ***

Dean Estate Agents are pleased to offer 'For Sale' this mid terrace cottage set in the village of Ruardean, having many period and original features. The property benefits from sitting room with wood burning stove, second reception room, kitchen, ground floor shower room and separate WC, landing / bedroom and bedroom to the first floor. To the rear of the property there is a cottage style garden, laid to shrubs with countryside views.



Sitting Room :

Entered via door from The High Street, window to front aspect, inglenook fireplace with wood burning stove, door to stairs (which is narrow and steep), quarry tiled floor, night storage heater, stone steps down into the kitchen.

Second Reception Room :

Window to front aspect, picture rail, tiled floor.

Kitchen :

Sink unit, tiled floor, glazed door to rear garden, window to rear, night storage heater, latch door to Shower Room.

Shower Room :

Shower cubicle with wash hand basin, towel radiator, tiled floor, latch door to WC.

WC :

Low level WC, window to rear aspect, electric heater.

First Floor Landing / Bedroom :

Natural wood floor boards, windows to front and rear aspects, Jacobean exposed timbers to the wall, night storage heater, small access to loft space.

Bedroom :

Windows to front and rear aspects.

Outside :

Cottage style garden to the rear of the property, laid to shrubs with countryside views.

Consumer Notes :

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development

sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



Road Map



Hybrid Map



Terrain Map



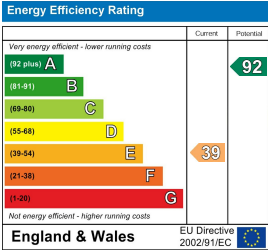
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.