



Townsend

Ruardean, GL17 9TR

£249,950



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

Dean Estate Agents are pleased to offer 'For Sale' this three bedroom semi detached property, in the popular village of Ruardean with far reaching countryside views to the rear. The property benefits from sitting room, dining room, downstairs cloakroom, fitted kitchen, shower room and gardens to the front and rear.



Entrance Porch :

Constructed of Brick and UPVC double glazing, pitched roof, door to Entrance Hall.

Entrance Hall :

Stairs to the first floor.

Sitting Room :

Feature fireplace, two display alcoves with wall lighting, two radiators, double glazed window to front aspect.

Dining Room :

Built in cupboard with shelving and display alcove above, double glazed window to rear aspect overlooking the garden and Ruardean Village, radiator, half glazed sliding door to kitchen, glazed door to inner lobby.

Inner Lobby :

Oil boiler, coat hooks, double glazed window to side aspect, door to cloakroom.

Cloakroom :

Low level WC, wash hand basin, part tiled walls, double glazed window to side aspect.

Kitchen :

Fitted with matching wall and base cabinets, sink unit, electric cooker point, extractor hood, plumbing for a washing machine, recess for fridge, built in pantry, radiator, vinyl flooring, double glazed windows to side and rear aspects enjoying far reaching views, double glazed door to outside.

First Floor Landing :

Double glazed window to side aspect, access to loft space.

Shower Room :

Shower cubicle, low level WC, vanity wash hand basin, towel radiator, down lighting, extractor fan, double glazed window to rear aspect.

Bedroom 1 :

Built in airing cupboard with lagged copper tank and shelving, wall lighting, double glazed window to front aspect with views across fields opposite

Bedroom 2 :

Radiator, double glazed French Doors to the decked verandah with pergola, balustrade and far reaching views.

Bedroom 3 :

Fitted wardrobe, radiator, double glazed window to front aspect.

Outside :

Front - Pedestrian gate and steps lead to the lawned garden with flower border, wrought iron gate to the side gives access to the rear garden and oil tank.

Rear - Patio area and separate deck, lawned garden with flower and shrub borders, mature shrubs, garden shed, vegetable patch and further patio area.

Consumer Notes :

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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.

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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.

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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



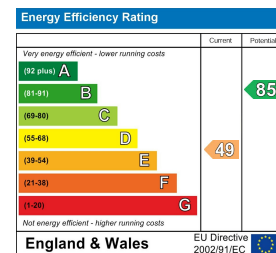
Floor Plan



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



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