



## Near The Square

Ruardean, GL17 9TN

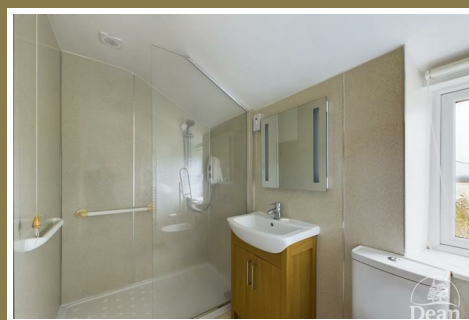
£325,000



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

Dean Estate Agents are thrilled to advertise 'For Sale' this detached property situated in the village of Ruardean.

The property comprises of entrance hall, lounge, sitting room, kitchen/diner, utility room, downstairs cloakroom, 4 bedroom, shower room and gardens to the rear



#### Entrance Hall :

Stairs to first floor.

#### Lounge :

Window to front aspect, twin panel radiator.

#### Sitting Room :

Natural stone fireplace, twin panel radiator, understairs cupboard, original stone stairs (not in use).

#### Kitchen / Diner :

Wall and base cabinets, electric cooker, extractor fan, sink unit, tiled splash backs, quarry tiled floor, Esse cooker range (oil fired, runs the radiators), three windows to rear aspect.

#### Utility Room :

Plumbing for washing machine, door to outside, window to rear aspect, quarry tiled floor.

#### Cloakroom :

Low level WC, wash hand basin.

#### First Floor Landing :

Access to loft space.

#### Bedroom 1 :

Wall to wall wardrobes, window to front aspect, twin panel radiator, over stairs cupboard.

#### Bedroom 2 :

Window to front aspect, twin panel radiator.

#### Bedroom 3 :

Window to rear aspect with countryside views, fitted wardrobe, airing cupboard, twin panel radiator.

#### Bedroom 4 :

Double glazed windows to side and rear aspects, twin panel radiator.

#### Shower Room :

Twin shower cubicle, vanity wash hand basin, low level WC, double glazed window to rear aspect, towel radiator, vinyl flooring.

#### Outside :

Gardens lie to the rear of the property and are in need of cultivation, Greenhouse, mature shrubs, trees. Great countryside views.

#### Agents Note :

The stone shed to the left hand (front) of the property and the oil tank belong to Warfield House.

#### Consumer Notes :

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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.

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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



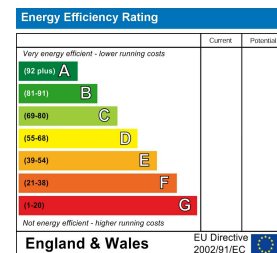
## Floor Plan



## 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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