Wild Acres Farm Road
Ruardean GL17 9XL

STEVE GOOCH
ESTATE AGENTS | EST 1985





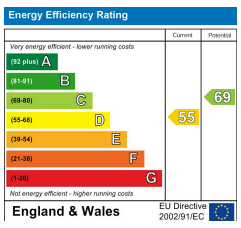
Approximate total area(1)
903 ft²

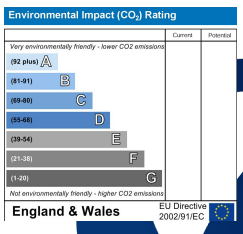
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Guide Price £325,000

AN EXTENDED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE FOR THE FIRST TIME SINCE BEING CONSTRUCTED IN THE LATE 1960'S and OFFERED WITH NO ONWARD CHAIN, LOCATED ON SOUGHT AFTER FARM ROAD IN THE PEACEFUL VILLAGE OF RUARDEAN WOODSIDE. The property benefits from GATED DRIVEWAY PARKING FOR UP TO THREE VEHICLES, AN ATTACHED SINGLE GARAGE and ENCLOSED REAR GARDEN WITH OUTBUILDINGS.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities including primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland.

The nearby village of Drybrook has a range of amenities to include, chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, rugby club and a bus service to Gloucester and surrounding areas.















A side aspect obscured double glazed upvc door leads into;

ENTRANCE HALL
Tiled flooring, doors lead off to an inner hallway and the bathroom.

BATHROOM
6'2 x 8'0 (1.88m x 2.44m)
Comprising a four-piece white suite including a large corner bath, shower cubicle with electric shower and tiled surround, close coupled w.c and pedestal washbasin. There is also a heated ladder towel rail, tiled flooring, half tiled walls and an obscured rear aspect window.

INNER HALLWAY
9'11 x 4'5 (3.02m x 1.35m)
Radiator, tiled flooring, built-in double cupboard with shelving, further built-in cupboard with shelving, loft hatch to loft space, doors lead off to the dining room, kitchen and both bedrooms.

KITCHEN
6'8 x 9'8 (2.03m x 2.95m)
Comprising a range of modern fitted wall and base level units with laminate worktops and an inset 1.5 bowl stainless steel sink unit with drainer. There is space for an electric cooker, tumble dryer and under counter fridge. Additionally there is a heated ladder towel rail, tiled flooring and a rear aspect window overlooking the garden.

DINING ROOM
10'10 x 11'6 (3.30m x 3.51m)
Radiator, tiled flooring, large built-in storage cupboard. Leads through to the sitting room.

SITTING ROOM
10'2 x 12'2 (3.10m x 3.71m)
A light and airy room with dual aspect windows overlooking the garden and an obscured double glazed upvc door leads out to the rear garden, tiled flooring.

BEDROOM ONE
8'9 x 13'6 (2.67m x 4.11m)
A double room with a radiator and front aspect window.

BEDROOM TWO
8'9 x 13'6 (2.67m x 4.11m)
A double room with a radiator and dual aspect windows.

SINGLE GARAGE & PARKING
There is a gated driveway to the front of the property for parking up to three vehicles. This leads to an attached single garage accessed via an up and over door with lighting and a pit.

OUTSIDE
The bungalow occupies a generous plot and is approached via a gated driveway to the front, complemented by attractive planted borders. Gated side access leads to the rear garden, which is predominantly laid to lawn and features a patio seating area directly off the sitting room, creating an ideal space for outdoor entertaining. The garden is further enhanced by well-stocked borders and mature shrubs. In addition, there are three useful outbuildings, including a utility shed with power and plumbing for a washing machine.

DIRECTIONS
What3Words///riverbed.importers.play- From our Mitcheldean office, proceed down to the mini roundabout and turn right onto the A4136. Continue up over Plump Hill, upon reaching the traffic lights at Nailbridge continue straight over and then take the next left into Highview Road. Proceed along into the village of Ruardean Hill, follow the road through to Ruardean Woodside. At the 90 degree left hand bend, filter right onto Farm Road and follow this road for approx. 500 yards where the property can be found on the left.

SERVICES
Mains water, drainage. Septic tank. 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

LOCAL AUTHORITY
Council Tax Band: C
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 - 6.00pm 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)