



**FREEHOLD**

**£285,000**



**16 THE MALTINGS, RUARDEAN, GLOUCESTERSHIRE, GL17 9TX**

- LOUNGE/DINING ROOM
- THREE/FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM
- GARAGE
- KITCHEN
- POTENTIAL BEDROOM FOUR/OFFICE OR NURSERY OFF MASTER BEDROOM
- EN-SUITE
- GARDENS
- PARKING

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# 16 THE MALTINGS, RUARDEAN, GLOUCESTERSHIRE, GL17 9TX

**KJT ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED THREE-STOUREY TOWNHOUSE SITUATED IN A VILLAGE CUL DE SAC. THE CONVENIENCE OF LOCAL VILLAGE AMENITIES TO INCLUDE, HOSTELRY AND ORGANIC FARM MARKET AS WELL AS A PRIMARY SCHOOL AND DOCTORS SURGERY IS ON THE DOORSTEP WITH BEAUTIFUL FOREST WALKS CLOSE AT HAND**

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

## **ACCOMMODATION (measurements approx):**

Front door with glass motif inserts to -

**Hall:** Radiator, wood effect flooring, 'Tado' smart thermostat controlling central heating. Stairs to first floor.

**Cloakroom:** Two piece suite in white comprising low level w.c., wash hand basin, radiator, window.

**Kitchen:** 10' 4" x 7' 9" (3.15m x 2.36m), Range of matching wall and base units providing ample worktop and storage space, 1 1/2 bowl sink unit with mixer tap, induction style hob with extractor over, fitted oven, tiled splash backs, radiator, picture window, plumbing for automatic washing machine, spotlights.



**Lounge/Diner:** 15' 2" x 13' 7" (4.62m x 4.14m), Window and French doors to garden, two radiators, under stairs storage cupboard, wood effect flooring, t.v. aerial point.



**First Floor Landing:** Storage cupboard housing stainless lite water cylinder for hot water and 'Amptec Flow' boiler for heating (this has 12 months breakdown cover).

**Bedroom 2:** 15' 2" x 9' 5" (4.62m x 2.87m), Two windows to front aspect, radiator, wood effect floor.

**Bedroom 3:** 15' 3" x 9' 0" (4.64m x 2.74m), Two windows with pleasant outlook, radiator, wood effect floor.

**Family Bathroom: 9' 3" x 6' 3" (2.82m x 1.90m),** Three piece suite in white comprising low level w.c., wash hand basin, panelled bath with shower over, tiled splash backs, radiator, extractor.

**Second Floor:** Off which is -

**Master Bedroom: 15' 0" x 15' 5" (4.57m x 4.70m),** This room really has the 'wow' factor, being light and airy, with windows giving a lovely outlook, radiator, access to insulated loft, over stairs store cupboard.

**En-Suite: 8' 6" x 6' 5" (2.59m x 1.95m),** Beautifully fitted, shaped bath with shower over, low level w.c., sink unit with vanity chest under, shave socket, window.

**Potential Bedroom 4: 8' 6" x 6' 4" (2.59m x 1.93m),** This would be perfect for a nursery, office or dressing room. Window, radiator.

**Outside:** A path approaches the property from the front. To the rear of the property there is an easily maintained garden. A decked area gives space for entertaining/BBQ's etc. edged with balustrades, there is also a lawn. The property is made private with fenced boundaries.

**Garage: 20' 0" x 8' 0" (6.09m x 2.44m),** The garage is located within striking distance with a parking bay directly in front.

**Services:** Mains water, electricity and drainage. The heating system and services where applicable have not been tested.

**Outgoings:** Council Tax Band C.



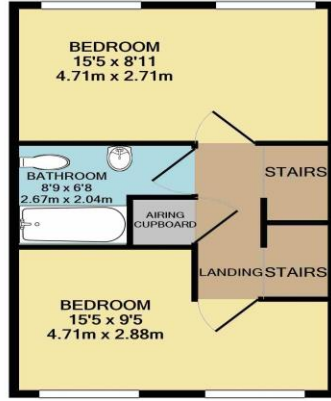
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

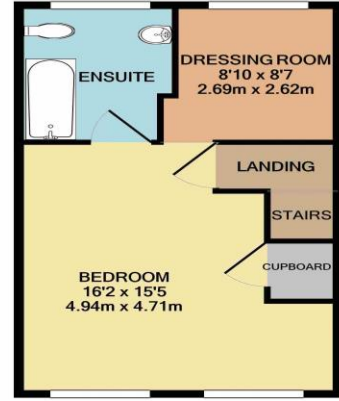




GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.1 SQ.M.)



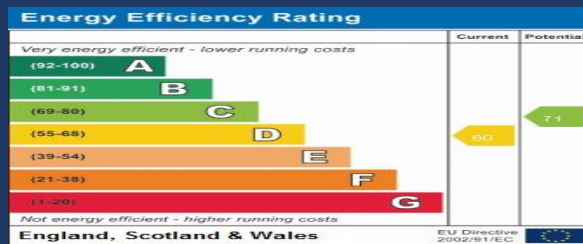
1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982