



FREEHOLD

£249,995



**32 DENEHURST, RUARDEAN WOODSIDE, RUARDEAN,
GLOUCESTERSHIRE, GL17 9XP**

- RECENTLY REFURBISHED
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- DOWNSTAIRS W.C.
- GARDENS & OFF ROAD PARKING
- LARGE LOUNGE WITH LOG BURNER
- UTILITY ROOM
- BEAUTIFUL FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN

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32 DENEHURST, RUARDEAN WOODSIDE, RUARDEAN, GLOUCESTERSHIRE, GL17 9XP

SITUATED IN THE BEAUTIFUL HAMLET OF RUARDEAN WOODSIDE, KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS RECENTLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE. THE PROPERTY BENEFITS FROM A WOOD BURNER FOR COSY WINTER EVENINGS AND OFF ROAD PARKING.

The Village of Ruardean Woodside is a popular rural hamlet surrounded by woodland. There is a primary school within walking distance and there are fine views of the Welsh Mountains. The Village of Ruardean is near by and 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.

French doors into -

Front Porch: Lovely little seating area, double glazed windows, doors to -

Entrance Hall: Power point.

Lounge: 16' 1" x 15' 7" (4.90m x 4.75m), Double glazed picture window to front looking towards the woods, log burner, three radiators, power points.



Kitchen/Dining Room: 18' 10" x 8' 10" (5.74m x 2.69m), Modern wall and base units provide ample worktop and storage space, one and a half bowl sink unit with mixer tap, induction style hob with extractor over, fitted oven, radiator, walk in pantry, two windows, wood effect flooring, door to -

Rear Porch: Access to garden.

Door into -

Utility Room: Base units, oil fired boiler, coat hooks, latched door to -



Downstairs W.C.: With sink unit, electric radiator, window.

From hall, stairs to -

First Floor Landing: Window, access to loft.

Bedroom One: 13' 4" x 10' 2" (4.06m x 3.10m),
Picture window to rear with beautiful outlook, fitted cupboard, radiator.

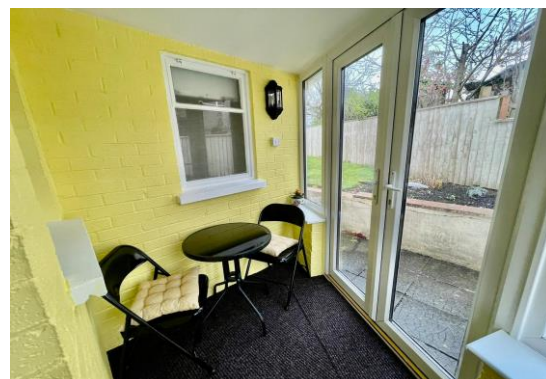
Bedroom Two: 12' 2" x 9' 2" (3.71m x 2.79m),
Picture window to front, again with pleasant outlook into the woods, radiator.

Bedroom Three: 12' 2" x 9' 2" (3.71m x 2.79m),
Window to front, again looking into woods, cupboard.

Family Bathroom: Beautifully fitted, three piece suite comprising shaped bath with shower over, sink unit, low level W.C., radiator, two windows, mosaic effect floor.

Outside: Gates lead on to a driveway providing off road parking. There is a lawn with flower borders, a seating area to front with pleasant outlook over a green into the woods. To the rear is a flower bed and stone built shed with power and lighting.

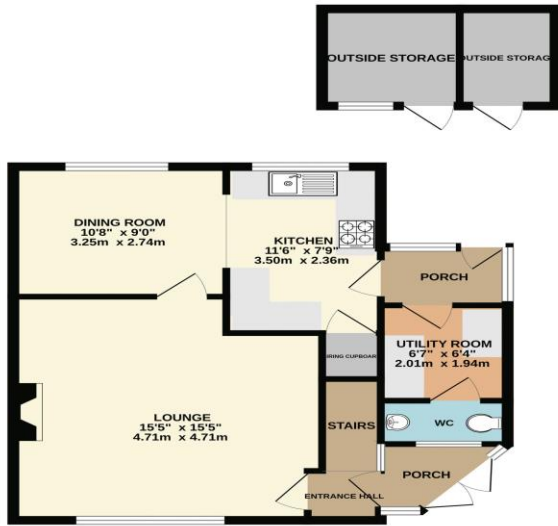
Services: Mains water and electricity are connected to the property. The heating system and services where applicable have not been tested.



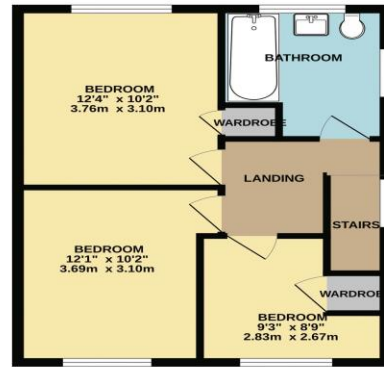
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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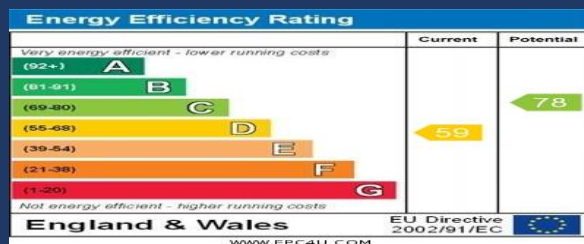
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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