



FREEHOLD

£214,995



**PIKE COTTAGE, HIGH STREET, RUARDEAN, GLOUCESTERSHIRE,
GL17 9US**

- THREE BEDROOMS
- BEAUTIFUL NEWLY FITTED KITCHEN
- OFFICE AREA
- NEWLY FITTED DOUBLE GLAZING
- NEW ROOF AND DAMP PROOF COURSE
- LOUNGE
- FAMILY BATHROOM
- ECO-ELECTRIC RADIATOR HEATING SYSTEM
- ENCLOSED REAR GARDENS
- NO ONWARD CHAIN

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PIKE COTTAGE, HIGH STREET, RUARDEAN, GLOUCESTERSHIRE, GL17 9US

A COMPREHENSIVELY MODERNISED COTTAGE WHICH HAS BEEN LOVINGLY RESTORED RETAINING MANY CHARACTER FEATURES GIVING IT A 'CHOCOLATE BOX' LOOK. THE PROPERTY IS A PERFECT FIRST TIME BUYER HOUSE OR HOLIDAY LET WITH BEAUTIFUL WALKS, BIKE TRACKS, ETC. NEARBY.

The Cosy Cottage is situated in the heart of the historic Village of Ruardean with its range of local amenities, Church, Primary School and Doctors.

A wider range of facilities are 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.

Colour coded upvc front door with glass panels to –

ENTRANCE PORCH: Tiled floor. Door with glass side panelling to –

OFFICE AREA: 7' 0" x 5' 0" (2.13m x 1.52m), Tiled floor, power points. Door to –

LIVING ROOM: 15' 10" x 12' 0" (4.82m x 3.65m), Feature fireplace housing wood burner, upvc picture window to front, radiator, t.v point, feature exposed stone on walls, dado rail, serving hatch into Kitchen.

From Office door to –

KITCHEN/BREAKFAST ROOM: 17' 6" x 7' 10" (5.33m x 2.39m), Newly fitted modern kitchen in grey envogue attractive cup handles. The kitchen is fitted at wall and base level providing ample storage and the worktops are wood effect.



Belfast style porcelain sink with gold effect mixer tap, integral dishwasher, plumbing for automatic washing machine, fitted electric oven and ceramic hob with extractor over, tiled splashbacks, spotlighting. Breakfast bar with storage under, under stairs cupboard (can be used to house tumble drier), tiled floor. Two double glazed windows overlook the garden and upvc door to outside.

First Floor: STAIRS TO LANDING - Half-wood cladding to walls, access to loft.

BEDROOM ONE: 12' 5" x 12' 4" (3.78m x 3.76m), Double glazed picture window, wall mounted radiator.



BEDROOM TWO: 12' 5" x 8' 7" (3.78m x 2.61m),
upvc picture window, radiator.

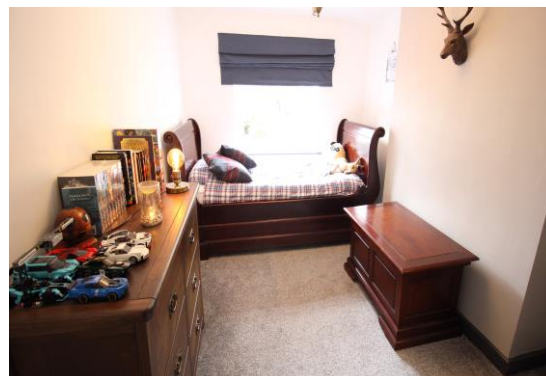
BEDROOM THREE: 8' 7" x 7' 9" (2.61m x 2.36m),
Double glazed upvc window to rear with views, radiator.

FAMILY BATHROOM: Three piece suite in white comprising low level w.c., pedestal wash hand basin, panelled bath with power shower over and shower screen, tiled floor, tiled walls, chrome heated towel rail, storage cupboard housing immersion heater for domestic hot water, window.

OUTSIDE: The garden is to the rear of the property. There is a newly fitted patio, perfect for entertaining. An artificial lawn for low maintenance and a picket fence leads to a further patio area. The garden is made private with fence and hedge boundaries.

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

OUTGOINGS: Contact the Forest of Dean District Council.



From our Office proceed down the High Street, passing through Steam Mills and taking a right at the traffic lights sign posted towards Gloucester. After approx 100yds take a left hand turn signposted to Ruardean.

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.

Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)

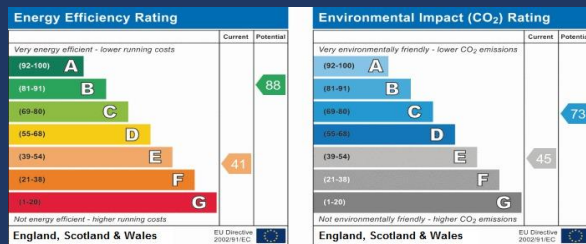


First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.1 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982