



FREEHOLD

£189,995



**DEES COTTAGE, WEST END, RUARDEAN, GLOUCESTERSHIRE,
GL17 9TP**

- THREE BEDROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- UPVC WINDOWS
- GARDEN AND LOVELY VIEWS TO REAR
- LOUNGE/DINING ROOM
- DOWNSTAIRS W.C.
- OIL FIRED CENTRAL HEATING

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KJT CINDERFORD ARE DELIGHTED TO OFFER THIS THREE BEDROOM END TERRACE COTTAGE IN NEED OF MODERNISATION, DATING BACK TO THE 1800'S. THE PROPERTY HAS THE POTENTIAL TO MAKE A LOVELY FAMILY HOME IN THE HEART OF THE VILLAGE.

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.

UPVC front door to -

Entrance Hall: Radiator, door to -

Lounge: 16' 11" x 11' 7" (5.15m x 3.53m), Double glazed window to front, fireplace, radiator, beamed ceiling, steps down to (but open) -

Dining Room: 11' 6" x 8' 1" (3.50m x 2.46m), Radiator, patio doors to rear with lovely view.



From Lounge, door to -

Kitchen: 16' 4" x 11' 4" (4.97m x 3.45m), Windows to front and rear, wall and base units, sink unit, oil boiler providing central heating, off which -

Bathroom: Panelled bath, sink unit, window, radiator.

Separate W.C.: Window.



From Kitchen, door to -

Alley Way: Leading to rear gardens.

From Hall, Stairs to -

First Floor Landing: Radiator, window, access to loft, good sized airing cupboard.

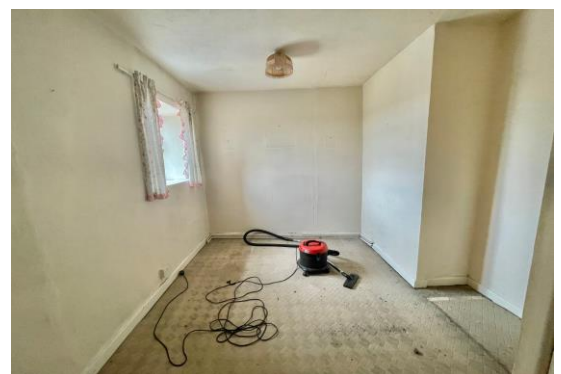
Bedroom One: 13' 5" x 9' 9" (4.09m x 2.97m), Window to rear with beautiful views, radiator.

Bedroom Two: 13' 1" x 7' 11" (3.98m x 2.41m), Window to rear, again with views.

Bedroom Three: 11' 11" x 7' 1" (3.63m x 2.16m), Window to front, radiator.

Outside: Rear gardens are generous in size with a level lawn and flower borders, walled boundaries and lovely panoramic far reaching views.

Services: Mains water, electricity and drainage. Oil central heating. 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.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982

