



14 St. Johns Road, Ruardean, GL17 9UU

£249,000



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14 St. Johns Road

Ruardean

- End-of-Terrace Property
- Kitchen/Breakfast Room
- Two Reception Rooms and Study/Store Room
- Utility and W.C.
- Village Location
- Enclosed Garden

Situated in a pleasant village location, this three bedroom end-of-terrace property benefits off road parking for several vehicles, enclosed garden and an oil central heating system.

The accommodation comprises an entrance porch, entrance hall, lounge, kitchen/breakfast room including a range of cream-coloured wall and base units having wood-look work surfaces and French doors through to the sun room. Separate study/store room, utility and cloakroom leading out to the side garden. To the first floor are three bedrooms and family bathroom.

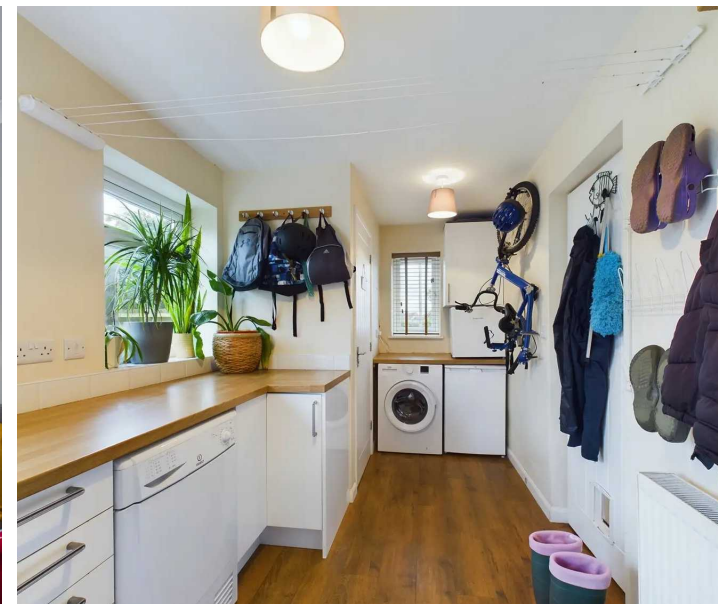
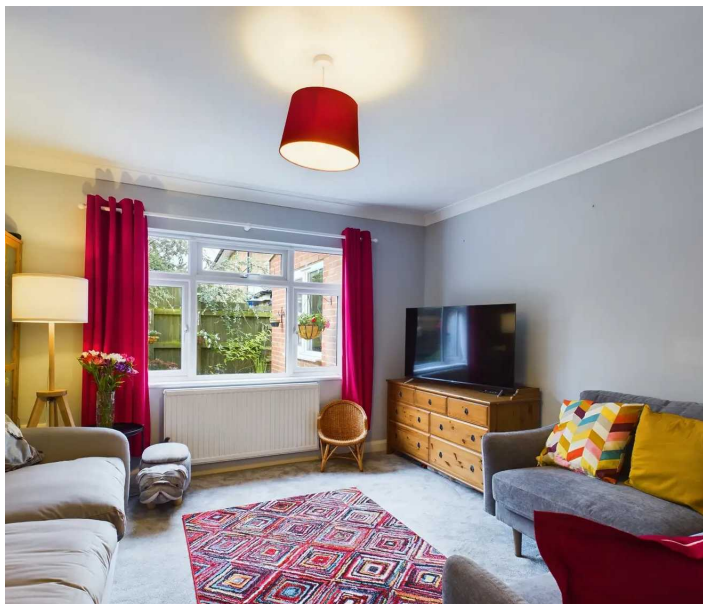
To the front of the property is a gravelled driveway providing off road parking for several vehicles. Gated access leads to the side garden being laid to lawn with flower borders and gated access leading to the side garden, being laid to lawn with flower borders and gated access to the rear garden having a patio seating area and being enclosed by fenced boundaries.

Council Tax band: B

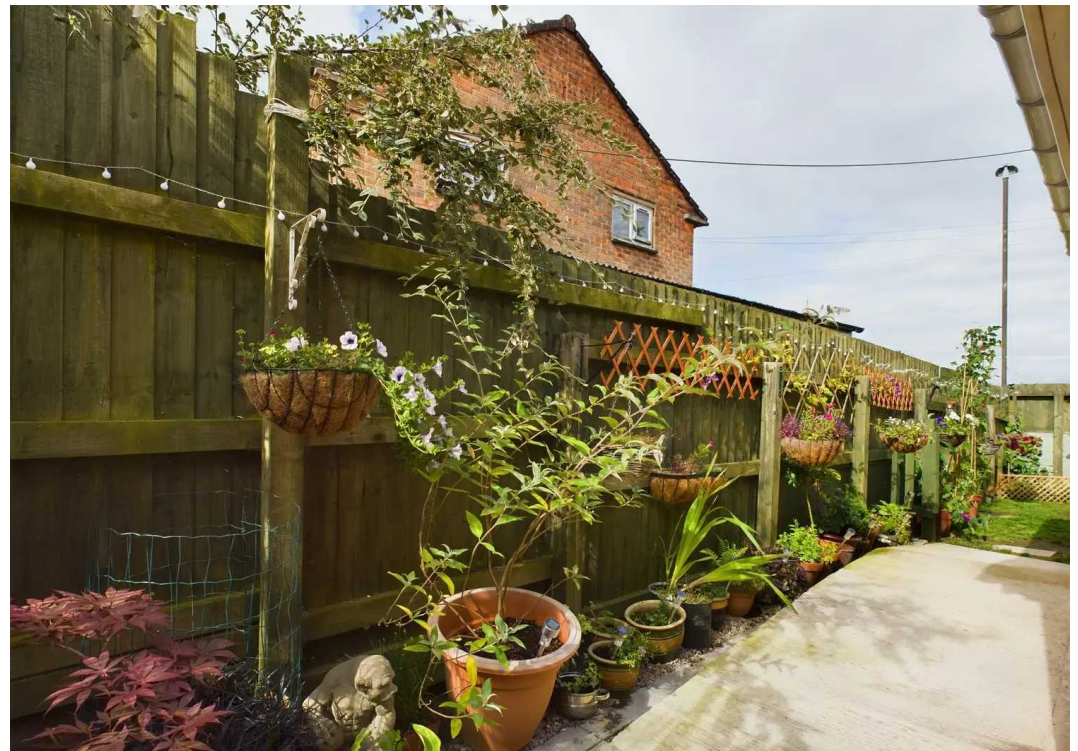
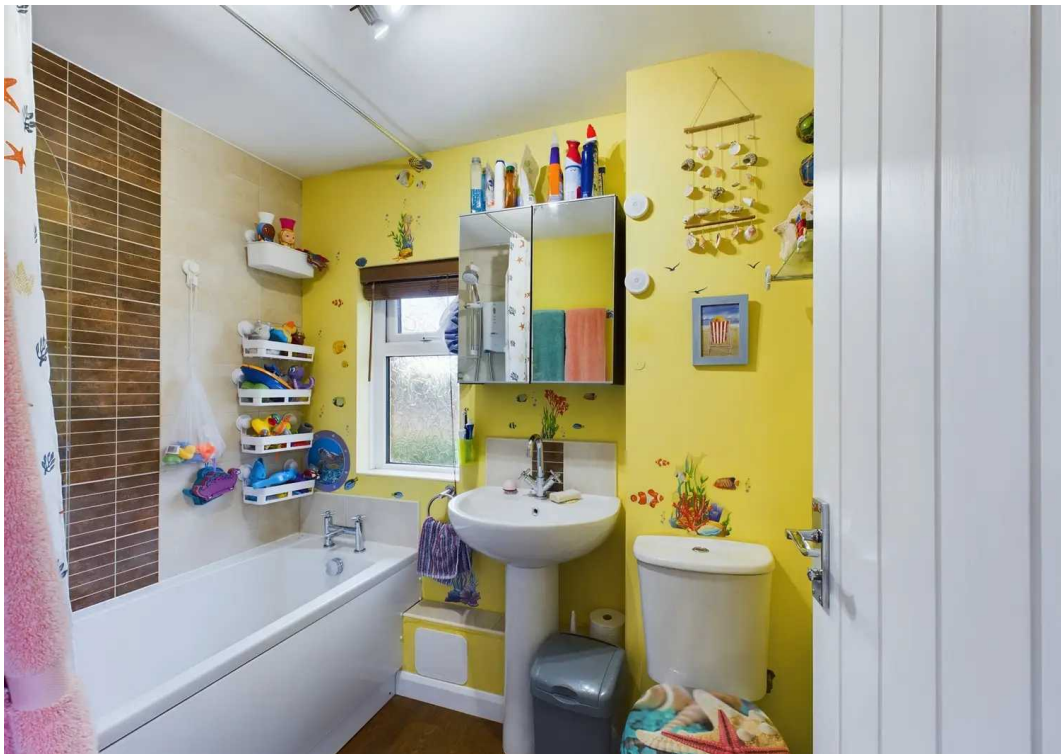
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F









Ground Floor

Approximate total area⁽¹⁾

1173.49 ft²

109.02 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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