



## Ruspidge Road Cinderford, GL14 3AD

£270,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this detached property on the edge of Cinderford Town. The property stands in a generous plot and benefits from lounge and dining area, fitted kitchen, utility room, two bedrooms and family bathroom to the first floor, mature gardens to the front and rear, cellar with three storage areas, parking for several vehicles, gas central heating, double glazing, views over the forest from the rear. There is potential to extend this property subject to the necessary planning regulations.



Entrance Porch :

5'4" x 3'8" (1.65 x 1.12)

Entered via UPVC door, double glazed window to side aspect, coat hooks, glazed door to lounge/diner.

Lounge area :

13'3" x 11'10" (4.04 x 3.62)

Feature stone fireplace with wood burner stove, double glazed windows to front and rear aspects, radiator, opening to dining room.

Dining Area :

10'1" x 12'2" (3.08 x 3.71)

Double glazed window to front aspect, twin panel radiator, stairs to first floor with recess area under.

Kitchen :

14'11" x 9'2" (4.57 x 2.80)

Matching wall and base cabinets, Belfast style sink unit, Rangemaster Gas Cooker, plumbing for dishwasher, twin panel radiator, double glazed windows to side and rear aspects with forest views, laminate flooring, glazed door to utility room.

Utility Room :

5'10" x 11'4" (1.80 x 3.47)

Plumbing for washing machine, double glazed windows to both side aspects, stable door to outside.

Bedroom 1 :

13'6" x 12'2" (4.12 x 3.71)

Double glazed windows to front and rear aspects, radiator.

Bedroom 2 :

10'1" x 8'7" (3.08 x 2.62)

Double glazed window to front aspect, radiator, built in over stairs cupboard with gas combi boiler, further built in cupboard.

Bathroom :

14'9" x 8'10" (4.52 x 2.70)

Free standing bath, shower cubicle, pedestal wash hand basin, low level WC, sloping ceiling with centre beam, extractor fan, double glazed window to side aspect.

Outside :

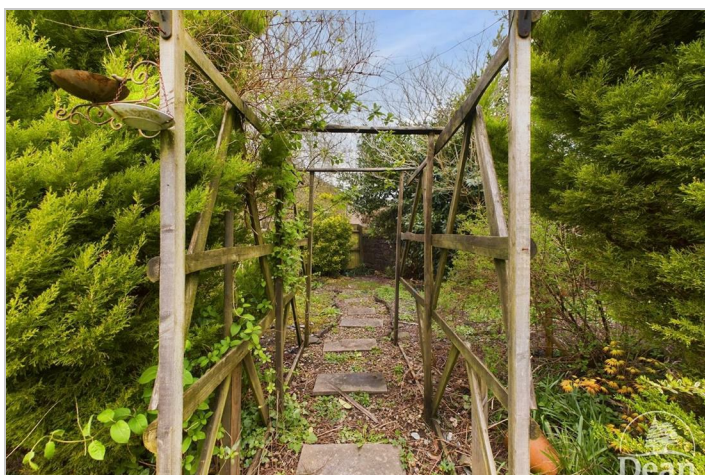
Front : Pedestrian gate, vehicle access gate to

driveway with parking for several vehicles, lawned garden and mature shrubs.

Rear : Lawned garden, mature trees, shrubs and hedging, patio and pond, outside water tap, car charging point and log store under the utility room.

### Cellar :

With three separate areas, power and lighting.



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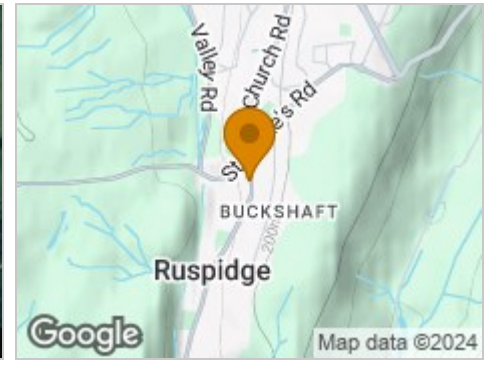
## Road Map



## Hybrid Map



## Terrain Map



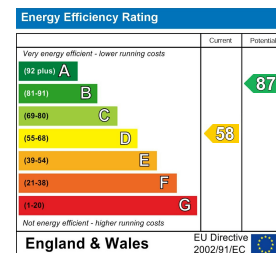
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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