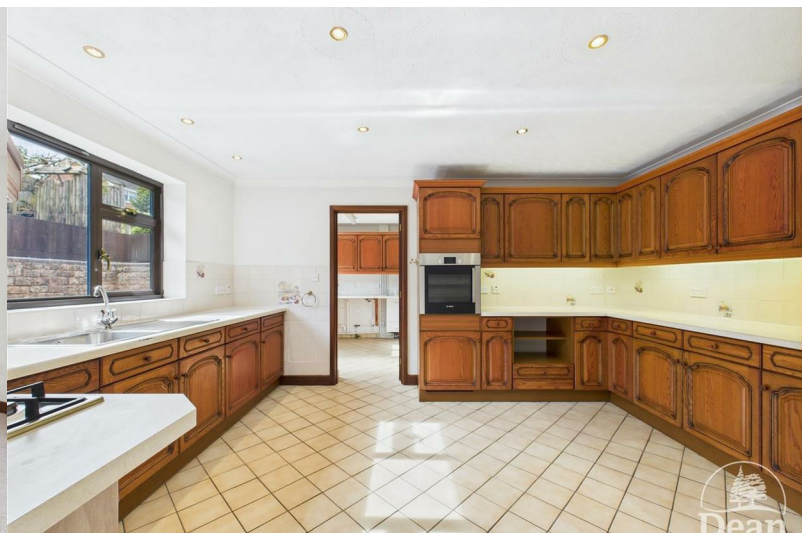




## Ruspidge Road

Cinderford, GL14 3AD

£339,950





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

\*\*\* IMMACULATE CONDITION \*\*\*

Dean Estate Agents are thrilled to introduce to the market this extremely well built detached bungalow.

The property has a light and airy sitting room, the kitchen has plenty of storage and there is a separate utility room. Dining room with sliding patio door to Conservatory and there are two double bedrooms one with En-suite and a separate wet room.

Parking at the front for several vehicles, attached garage and well established flower beds and to the rear an area of garden and a detached block built shed.



Approached via the front aspect with a covered porch, outside light and aluminium door to Entrance Hall.

#### Entrance Hall :

15'4" x 4'1" (4.68 x 1.25)

With coved and artexed ceiling, recess ceiling lights, smoke alarm, radiators, double power point, two separate built in double cupboards, thermostat for central heating, double doors to the airing cupboard with shelving and radiator.

Access via a ladder to roof space which is boarded and has a light. This space could be easily converted to more rooms with the necessary planning consents.

#### Lounge :

15'7" x 13'5" (4.77 x 4.10)

Front aspect with large double glazed window offering woodland views, brick fireplace with wooden mantle, two radiators, coved and artexed ceiling lights. Tv aerial point and five double power points.

#### Bedroom 1 :

14'3" x 12'0" (4.36 x 3.67)

Front aspect with large double glazed window having woodland views, built in bedroom furniture comprising of two separate double wardrobes, chest of drawers, mirror tv aerial lead, radiator, BT point, door to en-suite.

#### En-Suite Shower Room :

3'1" x 12'9" (0.96 x 3.89)

A most spacious room with walk in shower cubicle, tiled walling and sliding door, extractor fan, fully tiled walls, wash hand basin, WC, towel rail, wall mirror, shaver point

and light, double glazed window, recess ceiling lights and radiator.

#### Wet Room :

6'6" x 7'9" (1.99 x 2.37)

A purpose built wet room with easy access shower area, thermostatic shower, wash hand basin, WC, double glazed window, radiator, wall mirror and shaver point with light, tiled walling.

#### Bedroom 2 :

11'6" x 8'5" (3.52 x 2.59)

Rear aspect with double glazed window, coved and artexed ceiling, radiator, TV aerial point and ample power points.

#### Kitchen :

14'8" x 11'1" (4.49 x 3.40)

A good sized kitchen with base units, drawers, wall units, Bosch electric oven, gas hob, sink unit, tiled flooring, worktop lighting, coved ceiling, recess lighting, BT point, double glazed window to the rear, door to the dining room and a further door to the utility room.

#### Dining Room :

9'4" x 10'0" (2.85 x 3.07)

Rear aspect with double glazed window, radiator, doors to the conservatory, coved and artexed ceiling.

#### Conservatory :

8'3" x 9'8" (2.53 x 2.97)

Rear aspect with Upvc double glazed windows and sliding double glazed patio doors to the outside. Tiled flooring and power points.

### Utility Room :

6'8" x 8'11" (2.05 x 2.74)

Rear aspect with double glazed window and door to the rear, worktop surfaces, tiled flooring, radiator, plumbing for washing machine, Worcester gas boiler, wall cupboards, coved ceiling, strip light and door to the garage.

### Outside :

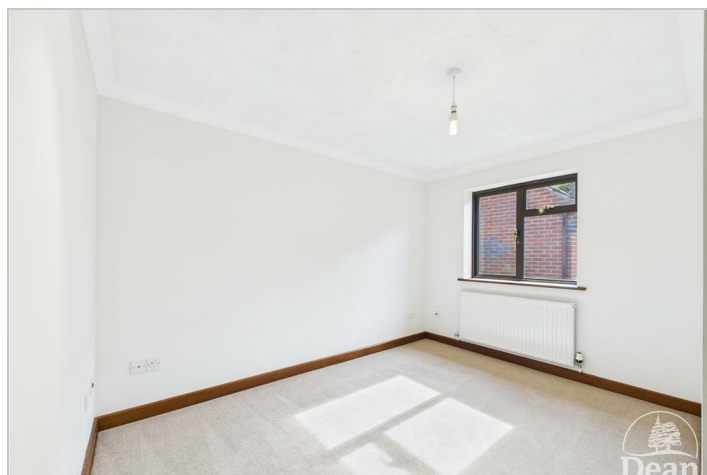
To the front there is off road parking for several vehicles approached via double gates, established garden area's to either side of the gates, covered entrance area with light, brick wall boundaries, side path to the rear gardens.

The rear gardens are laid to patio, raised garden ideal and prepared for turfing, stone wall boundaries, outside lights, brick built workshop with power and lighting.

### Garage :

17'5" x 9'0" (5.32 x 2.76)

With electric roller door, power and lighting, door to the utility room.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

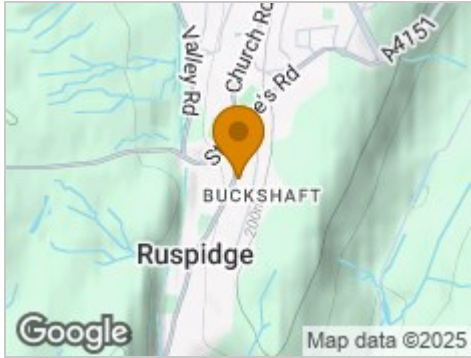
Road Map



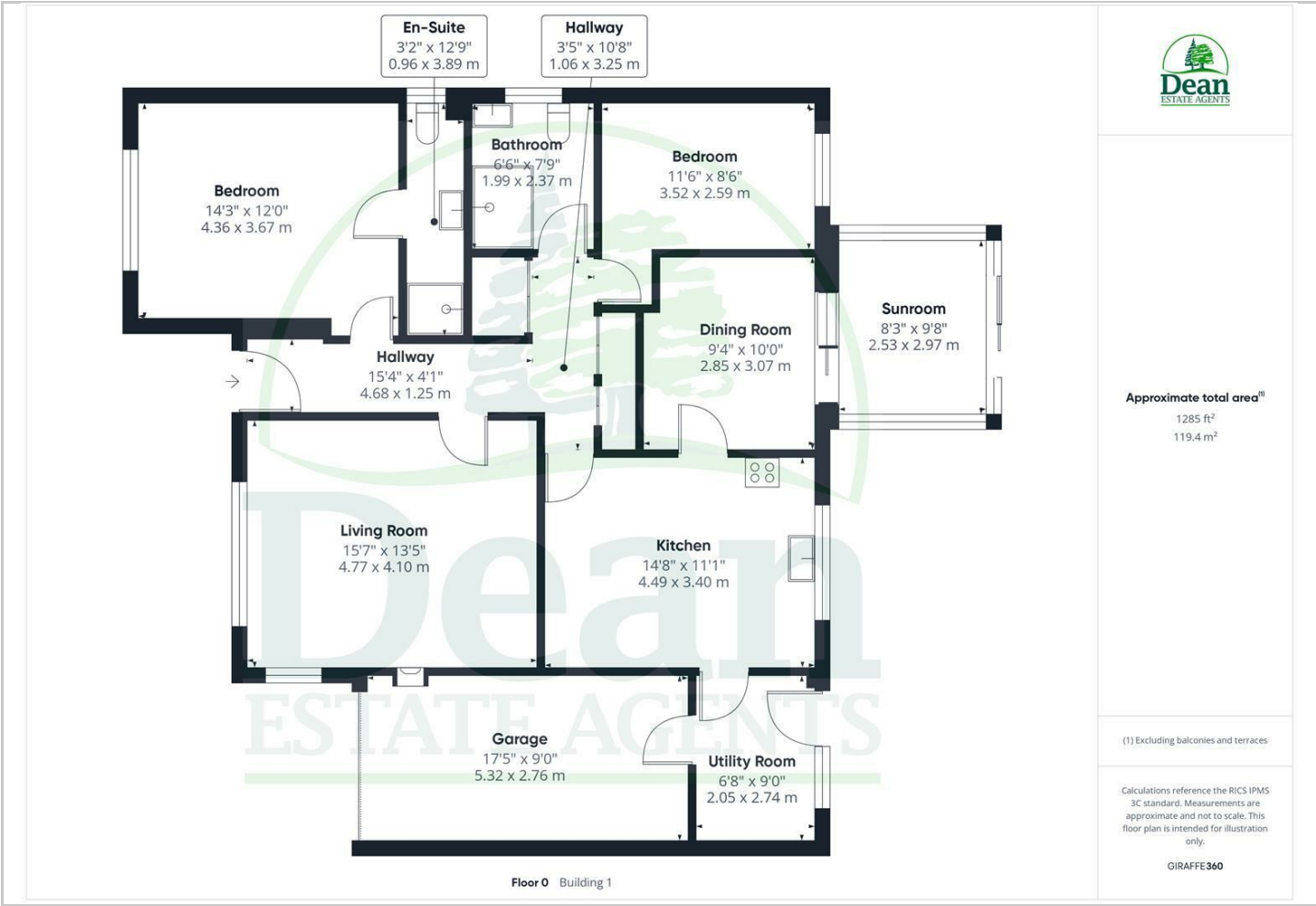
Hybrid Map



Terrain Map



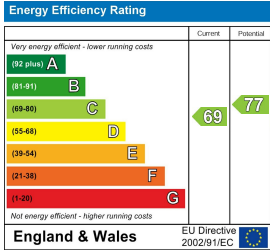
Floor Plan



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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