



**FREEHOLD**

**£465,000**



**10 TRAMWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
3AY**

- FOUR DOUBLE BEDROOMS
- LOVELY SIZE FAMILY SITTING ROOM
- FITTED KITCHEN - SEPARATE BOOT ROOM
- GARDENS WITH LOVELY VIEWS OVER THE WOODS
- GAS FIRED CENTRAL HEATING
- SNUG WITH WOOD BURNER
- DINING ROOM
- DOWNSTAIRS W.C.
- PARKING & GARAGE (WITH ELECTRIC CAR POINT)
- DOUBLE GLAZING

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# 10 TRAMWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AY

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS HANDSOME FOUR BEDROOMED DETACHED HOUSE SITUATED IN A QUIET LANE WITH GLORIOUS FOREST OUTLOOK. THE PROPERTY WAS ORIGINALLY BUILT IN 1840 AND HAS OBVIOUSLY BEEN EXTENDED OVER THE YEARS TO CREATE THIS LOVELY FAMILY HOME. BENEFITTING FROM THREE RECEPTION ROOMS - ONE WITH A WOOD BURNER FOR COSYING UP AND THE MASTER BEDROOM, AS WELL AS HAVING AN EN-SUITE, HAS A JULIETTE BALCONY TO ENJOY THE TRANQUIL VIEW.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands for walking, cycling etc. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

A wider range of facilities 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.

UPVC front door to -

**Entrance Hall:** (Also having UPVC stable door to rear), under-stairs cupboard, radiator, door to -

**Family Sitting Room: 17' 4" x 12' 5" (5.28m x 3.78m),** Lovely light sitting room with French doors overlooking the garden. Feature fireplace with oak surround, T.V. point, radiators.

Also off the entrance hall -

**Boot Room:** Plumbing for automatic washing machine, wall mounted 'Ideal' boiler providing central heating and domestic hot water, there is plenty of storage in this room.



**Downstairs Cloakroom:** Low level W.C., wash hand basin in vanity unit, towel rail, window.

**Kitchen: 13' 2" x 10' 8" (4.01m x 3.25m),** Modern fitted kitchen with range of matching wall & base units providing ample worktop and storage space, the wall units incorporate display units, 1 1/2 bowl sink unit, integral dishwasher and fridge, space for Rangemaster (will stay subject to negotiation) with cooker hood over, spotlights, tiled effect floor, door to -

**Dining Room: 12' 4" x 8' 10" (3.76m x 2.69m),** Wood effect flooring, half tongue and groove walls, window, radiator, door to -



**Snug/Music Room: 14' 0" x 12' 4" (4.26m x 3.76m)**, As the name suggests, the cosiest room, incorporating a wood burner with Forest stone surround, beamed ceiling, lots of shelving for display, radiator, bay windows overlooking the garden and UPVC door to garden.

From hall, stairs to -

**First Floor Landing:** Access to loft, airing cupboard with shelving.

**Bedroom One: 12' 10" x 12' 4" (3.91m x 3.76m)**, Doors lead on to a Juliette balcony with absolutely gorgeous views towards the woods, radiator, spotlighting. En-suite - comprising low level W.C., shower, sink inset in a vanity unit for storage, heated towel rail, part tiled walls, shelving for storing towels.

**Bedroom Two: 12' 3" x 12' 3" (3.73m x 3.73m)**, Bay window to front, again with lovely outlook, radiator.

**Bedroom Three: 13' 4" x 11' 9" (4.06m x 3.58m)**, Window to rear, access to loft, radiator.

**Bedroom Four: 12' 11" x 9' 11" (3.93m x 3.02m)**, Window to rear, radiator, access to loft.

**Family Bathroom: 11' 0" x 9' 1" (3.35m x 2.77m) (Great size for a bathroom)**, Suite comprising low level W.C., shower cubicle, panelled bath, window, heated towel rail.

**Outside:** A gateway opens on to path which meanders up through the garden, leading to the house, there is a great sized lawn with various shrub borders and areas of seasonal planting. There is a patio area to sit and enjoy the view in all seasons from summer time bloom and green trees to the wonderful autumn colours we are lucky enough to have in the Forest of Dean. A path follows around the house to the rear, steps lead up to a lawn, there is a summer house, shed and a gate leads to a level parking area, there is also a garage with power and light and an outside electric car charging point.

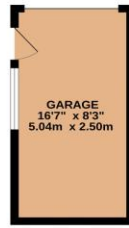
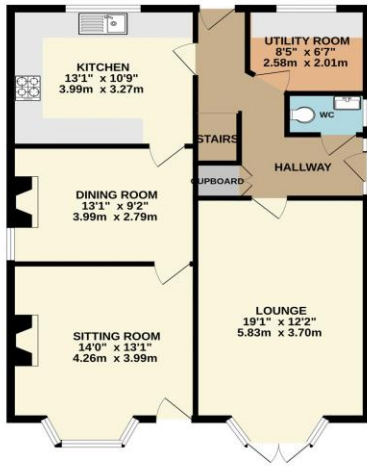


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

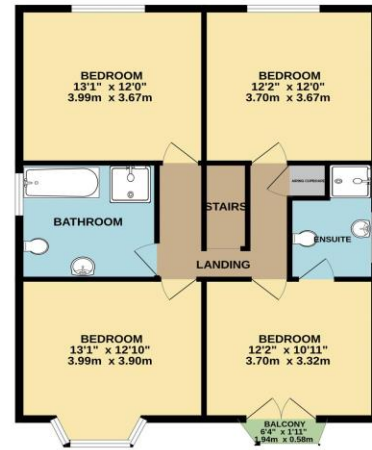
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GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.

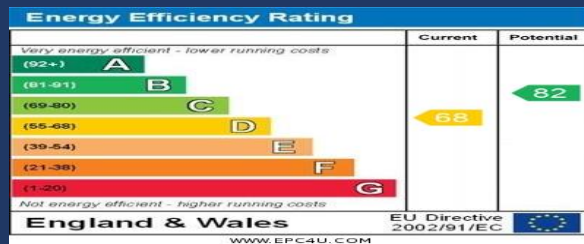


1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PASSIONATE**  
ABOUT  
*Property*  
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