

**£475,000** 



## 9-11 TRAMWAY ROAD, RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AT

- FOUR BEDROOMS (ONE WITH EN-SUITE)
- LIVING ROOM
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING
- DOUBLE GARAGE & OFF ROAD PARKING

- KITCHEN/DINING ROOM
- UTILITY
- FAMILY BATHROOM
- GARDENS

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ORIGINALLY TWO COTTAGES, THIS NOW-CONVERTED SEMI-DETACHED PROPERTY OFFERS
GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT, BLENDING CHARACTER WITH
VERSATILITY. THE LAYOUT PROVIDES A WEALTH OF LIVING SPACE, MAKING IT IDEAL FOR A
FAMILY OR THOSE WHO ENJOY LARGER, ADAPTABLE ROOMS. EXTERNALLY, THE PROPERTY
BENEFITS FROM A DOUBLE GARAGE, PROVIDING EXCELLENT PARKING AND STORAGE. WITH ITS
UNIQUE HISTORY AND SPACIOUS DESIGN, THIS COTTAGE PRESENTS AN EXCITING OPPORTUNITY
TO CREATE A DISTINCTIVE HOME IN A DESIRABLE SETTING

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. 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.

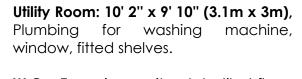
Entrance door to -

Hall: Under-stairs storage cupboard, door to -

**Living Room: 22' 8" x 11' 10" (6.9m x 3.6m),** Original stone fireplace with wood-burning stove, two radiators, two windows to front elevation, French doors to front, half glazed door to -

**Kitchen/Dining Room:** 17' 5" x 9' 10" (5.3m x 3m), Fitted at wall and base level, French sink, Range cooker with gas hob, tiled splashbacks, radiators fitted fridge/freezer/dishwasher, gas boiler providing central heating and domestic hot water, stable door to rear, slate tiled floor.





**W.C.:** Two piece suite, slate tiled floor, tiled splash backs, towel rail radiator.

**First Floor Landing:** Access to loft with sky lights.

**Bedroom One: 13' 1" x 12' 6" (4m x 3.8m),** Window to front with views, exposed wood floor, radiator.



**Bedroom Two: 13' 1" x 12' 6" (4m x 3.8m),** Window to front with views, built-in cupboard exposed wood flooring, radiator.

**Bedroom Three: 8' 6" x 7' 10" (2.6m x 2.4m),** Window to rear, radiator, exposed wood floor. En-suite with wash hand basin, W.C., shower cubicle with shower.

Bedroom Four: 9' 10" x 10' 8" (3m x 3.25m), Radiator, window to side, exposed wood floor.

**Bathroom:** Wash hand basin, W.C., free standing bath, shower cubicle with shower, tiling to wall, exposed wood floor.

**Outside:** Garden to front elevation, lawned area, patio area, pathway to parking for two vehicles, steps lead to double garage with power & light, electirc door, mezzanine floor, parking for two vehicles in front, part covered.

**Service:** All main services are connected to the property. 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.





