



**FREEHOLD**

**£175,000**



**THE BUNGALOW, RAILWAY ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3HJ**

- TWO BEDROOMS
- CONSERVATORY
- LARGE GARAGE & AMPLE PARKING
- MASSIVE POTENTIAL
- GAS CENTRAL HEATING
- GOOD VIEWS
- PRIVATE GARDENS

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# THE BUNGALOW, RAILWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3HJ

## A TWO BEDROOM DETACHED BUNGALOW REQUIRING UPDATING AND MODERNISATION BUT OCCUPYING A LARGE PLOT AND HAVING OPEN ASPECT TO FRONT ELEVATION.

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.

Front door to -

**Porch:** Tiled floor with door to -

**Hall:** Radiator, access to loft 18' 6" x 9' 7" (5.63m x 2.92m). which is of limited head height and has the gas boiler and a radiator.

**Lounge:** 15' 0" x 10' 5" (4.57m x 3.17m), Windows to front and side, fireplace with electric fire, radiator.



**Kitchen:** 10' 0" x 9' 0" (3.05m x 2.74m), Fitted at wall and base level, sink unit, tiled floor.

**Conservatory:** 9' 7" x 8' 6" (2.92m x 2.59m), Tiled floor, French doors to garden.

**Bedroom One:** 12' 0" x 10' 4" (3.65m x 3.15m), Radiator, window to front.

**Bedroom Two:** 13' 8" x 7' 9" (4.16m x 2.36m), Radiator, window to rear, built-in cupboard.



**Shower Room:** W.C., sink unit, shower cubicle, radiator, window to rear.

**Attached Garage:** 30' 0" x 10' 0" (9.14m x 3.05m),

**Outside:** Gated access to large driveway and parking area. The rear garden has patio areas, summer House, garden shed, herbaceous borders.

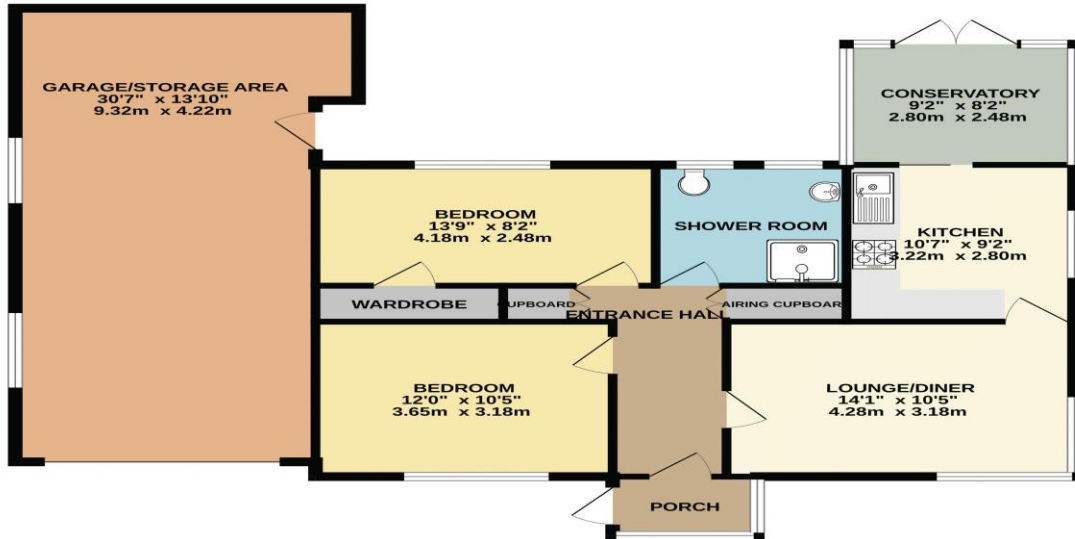
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



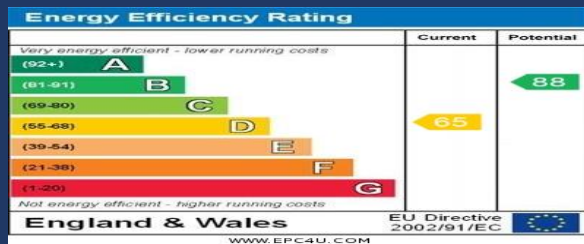
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, window openings 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 not 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*  
SINCE 1982