



FREEHOLD

£210,000



7 HART GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 3AB

- THREE BEDROOMS
- FITTED KITCHEN
- GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING
- LOUNGE/DINER
- FAMILY BATHROOM
- PORCH

www.kjtresidential.co.uk

7 HART GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 3AB

A WELL PRESENTED THREE BEDROOMED PROPERTY SITUATED IN A LEAFY PART OF RUSPIDGE WITH PLEASANT OUTLOOK. THE PROPERTY BENEFITS FROM A LARGE FRONT GARDEN AND GREAT SIZED LIVING ROOM.

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.

Half glazed porch - ideal for coats and shoes, with tiled floor. Composite door to -

Hall: Radiator, lovely little seating area.

Lounge: 23' 3" x 11' 5" (7.08m x 3.48m), Picture window to front with lovely outlook towards the horse chestnut trees, window to rear, T.V. point, fireplace, two radiators (one with ornate cover), area for dining table too!

Kitchen: 18' 0" x 7' 3" (5.48m x 2.21m), Fitted at wall and base level (wall units incorporate display) providing ample worktop and storage space, range style cooker with hood over, sink unit, tiled splash-backs, space for fridge, tiled floor, radiator, wall mounted gas boiler providing central heating and domestic hot water, great sized under-stairs cupboard.



From Hall, stairs to -

First Floor Landing: Access to loft, airing cupboard

Bedroom One: 22' 3" x 11' 5" (6.78m x 3.48m), Picture window to front with lovely outlook towards the trees, covered radiator.

Bedroom Two: 11' 7" x 10' 10" (3.53m x 3.30m), Window to rear, covered radiator.



Bedroom Three: 11' 8" x 8' 7" (3.55m x 2.61m), Window to front with lovely outlook again, the current owners have built a fitted wardrobe/cupboard in this room, covered radiator.

Bathroom: Three piece suite comprising bath with shower over, sink with vanity under, low level W.C., radiator, wood effect floor, wall tiles, window.

Outside: From the parking area, a tree lined path leads you to the front garden gate. There is a good sized lawn to the front with fence and hedge boundaries and a patio area. To the rear is a gravelled seating area and a lawn with flower borders, fenced boundaries and a garden shed.

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

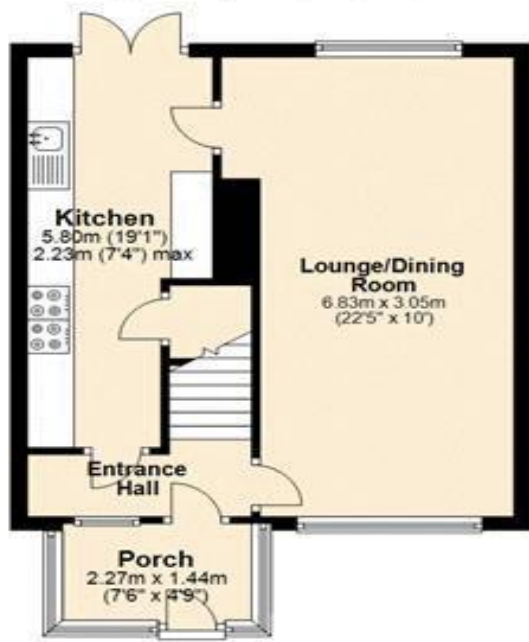


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)

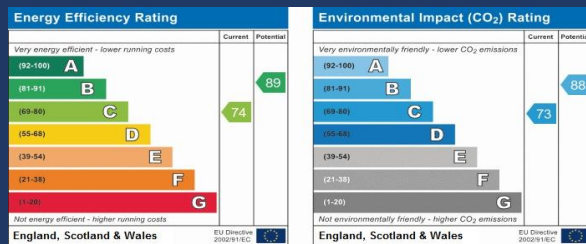


First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982