



**FREEHOLD**

**£250,000**



## **25 BUCKSHAFT ROAD, RUSPIDGE, GL14 3DR**

- **THREE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **BATHROOM**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **LOUNGE/DINER**
- **W.C./UTILITY ROOM**
- **GAS CENTRAL HEATING**
- **GOOD SIZED GARDEN**
- **VIEWING A MUST**

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 25 BUCKSHAFT ROAD, RUSPIDGE, GL14 3DR

**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS DELIGHTFUL THREE BEDROOM COTTAGE WITH MANY CHARACTER FEATURES, LARGE LIVING AREA, ATTRACTIVE KITCHEN/BREAKFAST ROOM, UTILITY WITH W.C., BATHROOM, VIEWS TO FRONT ELEVATION, GOOD SIZED GARDENS TO THE REAR AND IN A VERY SOUGHT AFTER LOCATION.**

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 -

**Reception Area:** Central staircase off with oak banister.

**Living/Dining Room: 26' 0" x 12' 0" (7.92m x 3.65m),** Lounge area has attractive fireplace with wood burning stove, window to front, radiator. The Dining area has window to front, radiator, exposed fireplace.

**Kitchen/Breakfast Room: 18' 8" x 7' 3" (5.69m x 2.21m),** Oak fronted fitted units with oak worktop over, Belfast sink unit, tiled splash-backs, extractor hood, windows and door to rear, breakfast bar, radiator, access to -



**W.C./Utility Room:** Teak sink on hardwood worktop, W.C., radiator, plumbing for automatic washing machine, tiled splash-backs, window.

### First Floor Landing:

**Bedroom One: 12' 0" x 12' 0" (3.65m x 3.65m),** Window to front with Forest views, radiator.

**Bedroom Two: 12' 0" x 11' 0" (3.65m x 3.35m),** Window to front with Forest views, radiator.



**Bedroom Three: 12' 2" x 7' 3" (3.71m x 2.21m),**  
Radiator, window with Forest views to rear.

**Bathroom:** Roll top bath, W.C., period wash hand basin, feature tiled wall, tiled splash-backs, towel rail radiator, window to rear. Boiler cupboard with gas boiler for central heating and domestic hot water and clothes/airing section.

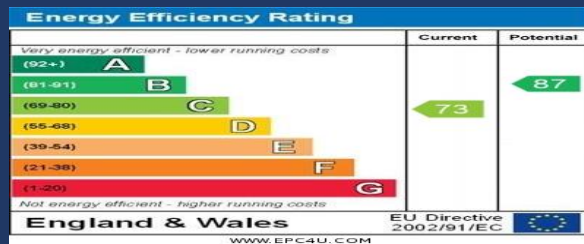
**Outside:** The property is approached via a gravelled driveway which serves other properties in the row and there is a parking area to the right hand side of this. The cottage fronts on to the lane. To the rear of the property are good sized gardens with large stone patio area, outbuilding with 'living roof'(with power & light) and steps lead to large lawned areas.

**Services:** All mains 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**



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