



FREEHOLD

£325,000



**9 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

www.kjtresidential.co.uk

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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 splash-backs, radiators fitted fridge/freezer/dishwasher, gas boiler providing central heating and domestic hot water, stable door to rear, slate tiled floor.



Utility Room: 10' 2" x 9' 10" (3.1m x 3m), Plumbing for washing machine, window, fitted shelves.

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, electric door, mezzanine floor,
parking for two vehicles in front, part covered.

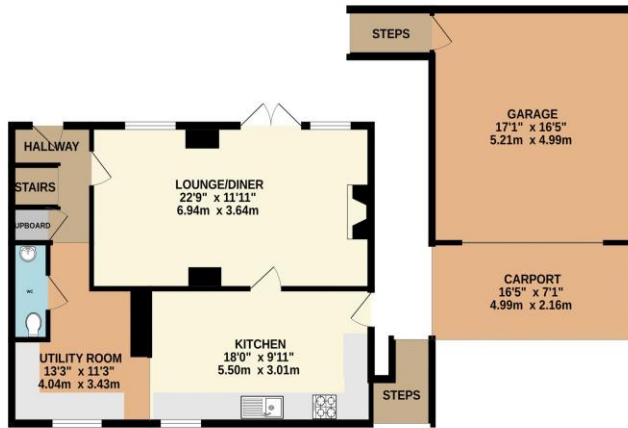
Service: All main services are connected to
the property. The heating system and services
where applicable have not been tested.



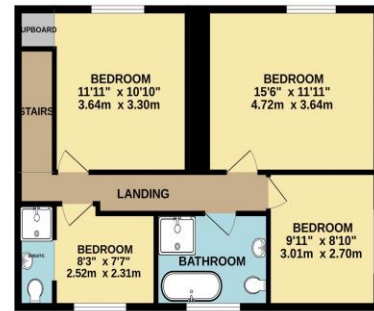
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.

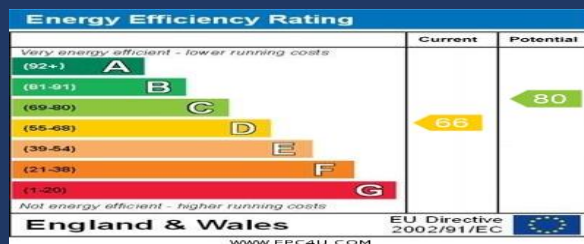


1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.3 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
SINCE 1982