



7 Hart Green
Ruspidge, Cinderford GL14 3AB



STEVE GOOCH
ESTATE AGENTS | EST 1985

£210,000

Steve Gooch Estate Agents are delighted to offer for sale this WELL PRESENTED THREE BEDROOM MID TERRACED HOME benefitting from GOOD SIZED FRONT GARDEN, FURTHER REAR GARDEN, COMMUNAL PARKING, DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises of ENTRANCE PORCH, INNER HALLWAY, LOUNGE/DINING ROOM and KITCHEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

Ruspidge is a small village located in the Forest of Dean district of Gloucestershire. It is situated approximately 2 miles (3 kilometres) southeast of the town of Cinderford.

Ruspidge benefits from its location within the Forest of Dean, allowing residents to enjoy the natural beauty and recreational opportunities that the area offers. The forest is home to various wildlife species and provides an ideal setting for nature walks and wildlife spotting.

The village features a mix of residential properties, including traditional stone cottages and more modern housing developments. The surrounding countryside provides opportunities for outdoor activities such as walking, cycling, and exploring the woodlands.

While Ruspidge is a small village, it provides some essential amenities for its residents. These include a local shop, a primary school, a village hall, and a few local businesses. The village is also in proximity to nearby towns and villages where additional services and facilities can be found.





The property is accessed via a upvc double glazed panel door leading into the:

PORCH

7'10 x 4'05 (2.39m x 1.35m)

Brick construction with double glazed windows to side and front aspect, tiled flooring, lighting. The metal weather shield front door with obscure glazed panels inset gives access into the:

ENTRANCE HALL

8'10 x 3'10 (2.69m x 1.17m)

Ceiling light, stairs leading to the first floor, tiled flooring, power points, single radiator, front aspect upvc double glazed window opening into the porch with views over the front garden, opening into:

LOUNGE/DINING ROOM

22'04 x 9'11 opening to 11'05 (6.81m x 3.02m opening to 3.48m)

Dining Room- Ceiling light, wall light point, dado rail, double radiator, power points with usb points, rear aspect upvc double glazed window overlooking the rear garden.

Lounge- Feature fireplace with alcoves to either side, wooden surround and marble hearth, electric fire inset, continuation of the dado rail, ceiling light, wall lights points, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland in the distance. Obscure glazed panel door giving access into the:

KITCHEN

18'11 x 7'02 narrowing to 5'07 (5.77m x 2.18m narrowing to 1.70m)

Single bowl single drainer stainless steel sink unit with rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, usb points, wall mounted gas fired central heating and domestic hot water boiler, continuation of the tiled flooring, space for range style cooker, brushed stainless steel and glass filter hood over, space for automatic washing machine, ceiling lights, door to understairs storage cupboard, space for American fridge/freezer, rear aspect double glazed upvc Georgian bar French doors opening onto the rear garden.

From the Entrance Hall, stairs leading up to the first floor:

LANDING

Access to roof space, ceiling light, power points, large airing cupboard with shelving/ hanging options and single radiator, wooden panel doors giving access into:

BEDROOM ONE

11'07 x 10'02 (3.53m x 3.10m)

Ceiling light, built-in wardrobes with sliding doors, hanging and shelving options, single radiator, power points, usb points, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland in the distance.

BEDROOM TWO

11'09 x 10'06 (3.58m x 3.20m)

Ceiling light, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

11'08 x 5'09 (3.56m x 1.75m)

Ceiling light, power points, single radiator, door giving access to built-in wardrobe with lighting, hanging and shelving options, front aspect upvc window overlooking the front garden with views towards forest and woodland.

BATHROOM

7'01 x 5'06 (2.16m x 1.68m)

White suite with modern P shaped bath, shower mixer tap fitted over, electric shower fitted with conventional and drencher head, pedestal wash hand basin with monobloc mixer tap over, close coupled w.c, fully tiled walls, ceiling light, extractor fan, single radiator, rear aspect upvc obscure double glazed window.

OUTSIDE

The property is accessed through a small picket gate where a block paved pathway and steps lead to the front door and patio/seating area. To the front is a good size lawned area enclosed by fencing and hedging surround and benefits from an outside tap.

The rear garden is accessed from the Kitchen where you step out onto a gravelled seating area. A small step up leads onto a lawned area with shed and raised planter, all enclosed by fencing surround.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue along, taking the turning right into the Forest Vale industrial estate. Upon reaching the roundabout, turn right onto Valley Road. Proceed to the end where the road joins with St Whites Road. Turn left and up the hill, taking the turning right into Ruspidge Road and first left into Hart Green where the property can be found on the right hand side.

SERVICES

Mains electricity, water and drainage. Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

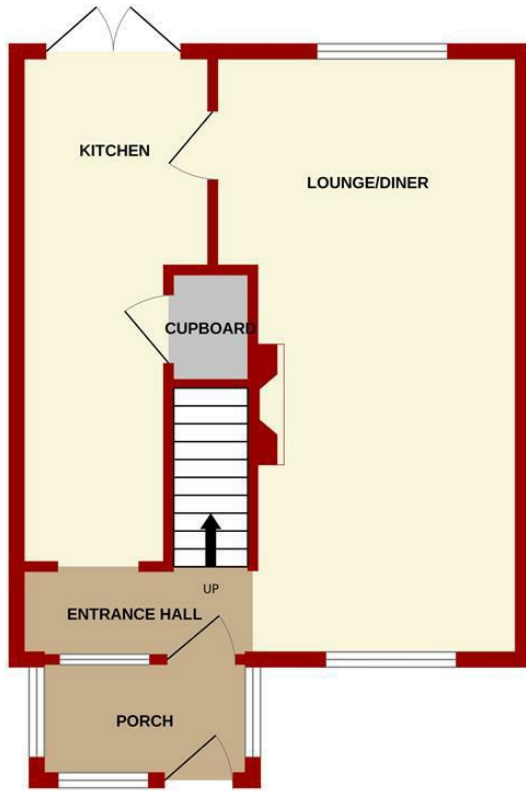
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

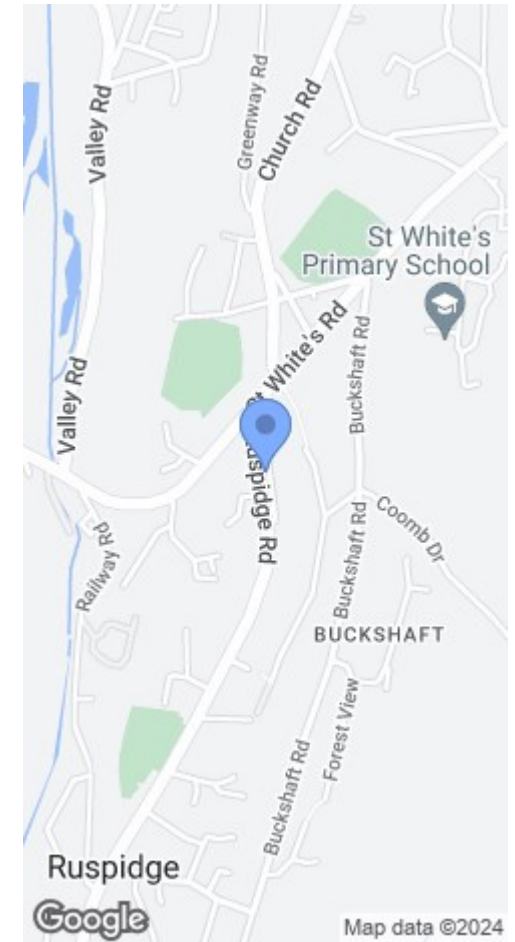
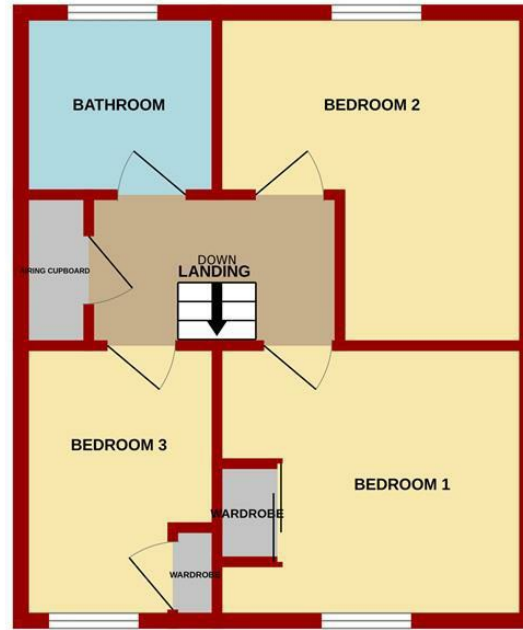
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B			74	(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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