



**5 Hudsons View**  
**Cinderford GL14 3BB**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 5 Hudsons View

## Cinderford GL14 3BB

£239,950

**We are Proud to be Able to Offer For Sale this Beautifully Presented Three Bedroom Semi-Detached Property Situated in an Elevated Position in a Quiet Cul-de-Sac in the Village of Ruspidge. Key Features Include a 23' Lounge/Diner, Modern Kitchen and Bathroom, Off-Road Parking and Enclosed Garden, Enjoying Superb Views Towards Woodland.**

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.



Front aspect upvc door leads into;

### ENTRANCE HALL

Radiator, vinyl flooring, stairs to first floor landing with storage cupboard under, doors lead into the lounge/diner and kitchen.

### LOUNGE/DINER

23'0" x 10'2" max (7.01m x 3.10m max)

A warm and spacious room with TV point, radiators, front and rear aspect windows enjoying elevated views towards woodland.

### KITCHEN

8'10" x 7'1" (2.69m x 2.16m)

Modern fully fitted eye and base level units with laminate worktops and an inset one and a half bowl sink and drainer. Integrated appliances include an electric oven, induction hob, washing machine and dishwasher. Space for fridge/freezer, pantry cupboard, serving hatch, vinyl flooring, rear aspect window with elevated view towards woodland, side aspect door gives access to the garden.

### LANDING

Airing cupboard, loft hatch to insulated loft space also housing the gas-fired combi boiler, side aspect window, doors lead into the three bedrooms and bathroom.

### BEDROOM ONE

10'2" x 8'8" (3.10m x 2.44m)

Range of built in wardrobes, radiator, rear aspect window with wonderful woodland views.

### BEDROOM TWO

10'10" x 8'8" (3.30m x 2.64m)

Radiator, laminate wood flooring, front aspect window.

### BEDROOM THREE

7'10" x 7'7" (2.39m x 2.31m)

With a single integrated cabin bed, radiator, laminate wood flooring, front aspect window.





## **BATHROOM**

**7'6" x 5'6" (2.29m x 1.68m)**

Modern suite including a bath with mains fed shower over, low level w.c, vanity handbasin, radiator, vinyl flooring, side and rear aspect obscured windows.

## **OUTSIDE**

To the front of the property is the driveway suitable for parking one vehicle and bin storage. A gate and steps leads down to the low maintenance front garden, a path leads down the side of the property to a raised patio seating area that enjoys fantastic views towards woodland. Steps lead down to the rear garden comprising of block paving with attractive borders laid to bark. There is a shed/workshop that could be converted into a studio/office space.

## **SERVICES**

Mains water, drainage, electricity and gas.

Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

## **WATER RATES**

Severn Trent Water Authority - Rate TBC

## **LOCAL AUTHORITY**

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

## **TENURE**

Advised as 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.

## DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, then after approx. 2 miles turn left at the traffic lights at Nailbridge signposted to Cinderford. Continue along passing the Gulf garage on the right, turning right immediately after into Valley Road. Proceed along here and continue straight over at the mini roundabout, continuing along Valley Road. Turn left at the T junction onto St Whites Road and then take the third right into Ruspidge Road. Turn left into Hudsons Lane, then the second left into Hudsons View where the property can be found on the left-hand side.

## PROPERTY SURVEYS

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

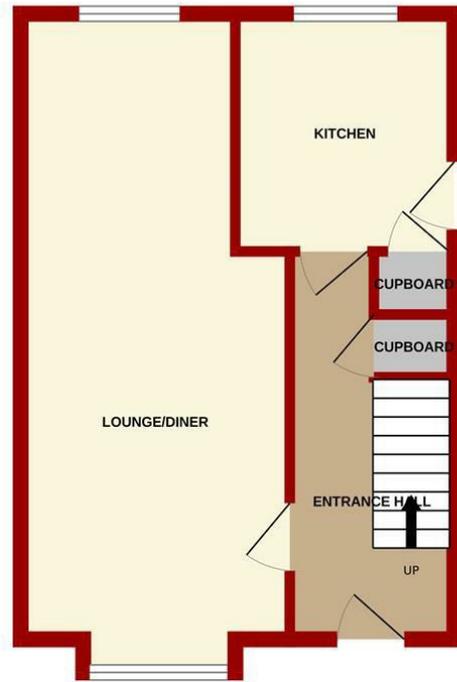
## MONEY LAUNDERING REGULATIONS

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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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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		71		(69-80) C			
(55-64) D				(55-64) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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