



7 Eastern Way  
Cinderford GL14 3AF



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 7 Eastern Way

## Cinderford GL14 3AF

£262,500

**A Well Presented Three Bedroom Semi-Detached Bungalow Located In A Quiet Cul-De-Sac In Ruspidge On The Outskirts Of Cinderford Enjoying Amazing Views Of The Forest And A Large Tiered Garden.**

**The Accommodation Briefly Comprises A Spacious Central Entrance Hall With Doors Leading Off To The Lounge/Diner, Kitchen, Three Bedrooms And Bathroom. There Is A Side Porch Off Of The Kitchen And An Integral Garage Situated Beneath The Property.**

A Well Presented Three Bedroom Semi-Detached Bungalow Located In A Quiet Cul-De-Sac In Ruspidge On The Outskirts Of Cinderford Enjoying Amazing Views Of The Forest And A Large Tiered Garden.

The Accommodation Briefly Comprises A Spacious Central Entrance Hall With Doors Leading Off To The Lounge/Diner, Kitchen, Three Bedrooms And Bathroom. There Is A Side Porch Off Of The Kitchen And An Integral Garage Situated Beneath The Property.

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.





Obscured glazed upvc door leads into;

## ENTRANCE HALL

A spacious welcoming hall with loft hatch to loft space, radiator, broadband point, wood flooring. Doors lead off to the lounge/diner, kitchen, three bedrooms and bathroom.

## LOUNGE DINER

49'2"36'1" x 36'1"19'8" (15'11" x 11'6")

Featuring a fireplace, tv point, radiator, laminate wood flooring, large front aspect window with Forest views.

## KITCHEN

12'4" x 9'6" (3.76m x 2.90m)

Fitted wall and base level units with laminate worktops and inset stainless steel one and a half bowl sink unit with drainer. Integral electric oven and gas hob with extractor above. Space and plumbing for dishwasher and fridge/freezer, larder cupboard, radiator, side aspect window and door to side porch.

## SIDE PORCH

Also accessed from the side of the property, space and plumbing for washing machine.

## BEDROOM ONE

13'0" x 10'4" (3.96m x 3.15m)

Built in wardrobes, radiator, rear aspect window.

## BEDROOM TWO

12'2" x 10'5" (3.71m x 3.18m)

Radiator, rear aspect window.

## BEDROOM THREE

8'10" x 8'1" (2.69m x 2.46m)

Radiator, front aspect window with Forest views.







## **BATHROOM**

**7'4" x 6'6" (2.24m x 1.98m)**

White three piece suite comprising a bath with electric shower over and tiled surround, low level w.c, pedestal wash handbasin, airing cupboard housing the gas-fired boiler fitted in 2019, radiator, rear aspect window.

## **INTEGRAL GARAGE**

**17'11" x 8'8" (5.46m x 2.64m)**

Accessed from the driveway via an up and over door with power and lighting.

## **OUTSIDE**

To the front aspect steps lead up to the front door with patio seating area to the side. The front garden is planted with flowers and shrubs. There is driveway parking for one vehicle which in turn leads to the garage.

A path leads to the side and rear of the property with steps up to the large tiered garden. The garden features a large decked area that is perfect for enjoying the woodland views, lawned areas, various trees, shrubs and flowers including roses.

## **SERVICES**

Mains water, drainage, electricity & gas are connected.  
Broadband - Standard

## **WATER RATES**

Severn Trent Water Authority. Rate TBC.

## **LOCAL AUTHORITY**

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

## **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.



## DIRECTIONS

From the Mitcheldean Office proceed to the mini-roundabout, turn right onto the A4136 signposted Coleford and Cinderford. At the Nailbridge traffic lights turn left signposted Cinderford. Proceed along the road, turning right just after the Gulf garage into Valley Road. Continue along going straight over the mini-roundabout and proceed to the T Junction with St Whites Road. Turn left then take the third turning right into Ruspidge Road. Continue along and upon reaching the Costcutter shop on the right hand side, turn left into Hudson Lane and first right into Eastern Way where the property can be found on the left hand side.

## PROPERTY SURVEYS

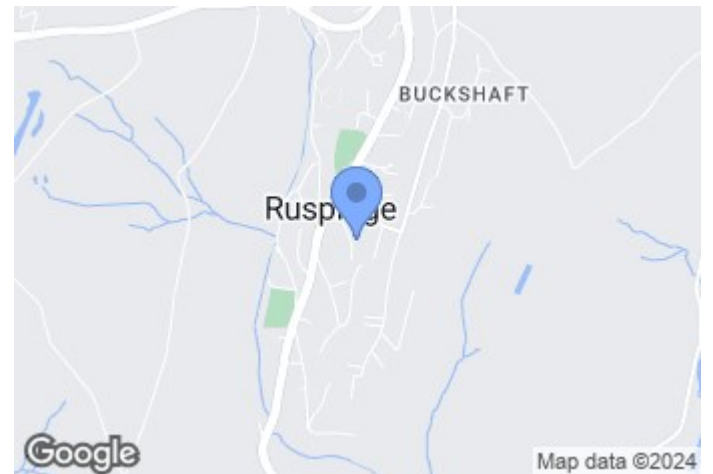
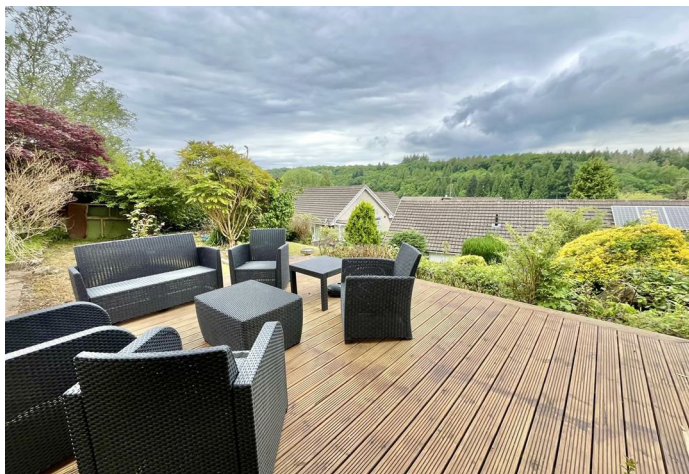
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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)



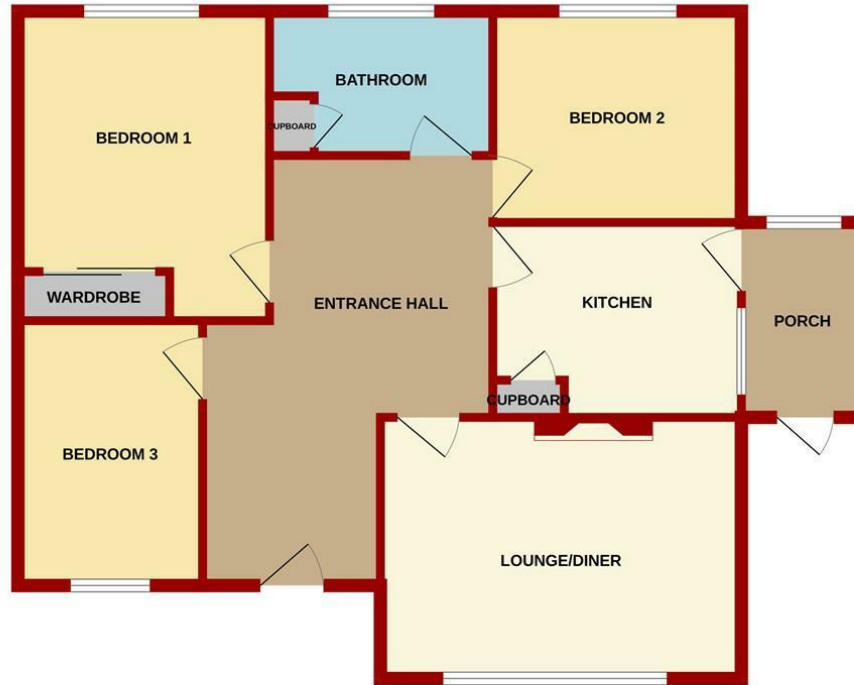
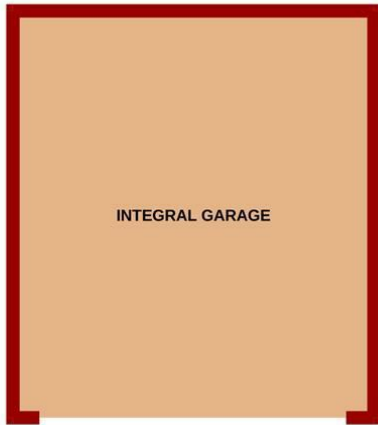






GARAGE

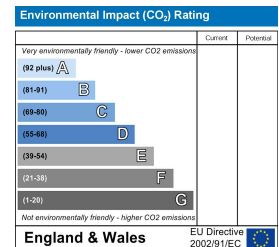
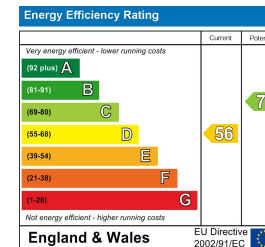
GROUND FLOOR



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.  
Made with Metropix ©2024

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.







The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys