



**31 Fir View Road**  
**Ruspidge, Cinderford GL14 3AL**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 31 Fir View Road

£275,000

## Ruspidge, Cinderford GL14 3AL

**We Are Delighted To Offer For Sale This Wonderfully Maintained Three Bedroom End Of Terrace House Located Within The Quiet Village Of Ruspidge Set Within An Elevated Tucked Away Plot Enjoying Far Reaching Views Towards The Forest. Further Key Features Of This Fantastic Home Include Off-Road Parking And Garaging For Three Vehicles, Store Room/Gym And An Attractive Colourful Garden.**

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.



An obscured upvc front door leads into;

### **ENTRANCE HALL**

Radiator, tiled flooring, obscured front aspect window, stairs lead to the first floor landing, door leads into the lounge.

### **LOUNGE**

**15'02 x 12'11 (4.62m x 3.94m)**

A light and airy space comprising an under-stairs storage cupboard, radiators, wood flooring, front aspect window providing stunning Forest views. The lounge leads to the dining room and kitchen.

### **DINING ROOM**

**10'01 x 9'05 (3.07m x 2.87m)**

Radiators, wood flooring, French doors leading out to the garden.

### **KITCHEN**

**9'07 x 8'10 (2.92m x 2.69m)**

Modern fully fitted wall and base mounted units with laminate worktops and inset one and a half bowl stainless steel sink with drainer. Integrated electric oven with gas hob and glass splashback, space and plumbing for washing machine, dishwasher and American style fridge/freezer. Wall mounted gas-fired Worcester boiler, rear aspect window.

### **LANDING**

Airing cupboard housing the hot water immersion tank, loft hatch to insulated loft space, radiator, doors lead to bedrooms one, two, three and bathroom.

### **BEDROOM ONE**

**10'11 x 10'04 (3.33m x 3.15m)**

Built in double wardrobe, radiator, laminate wood flooring, front aspect window with stunning Forest views.

### **BEDROOM TWO**

**10'04 x 9'10 (3.15m x 3.00m)**

Built in wardrobe, radiator, rear aspect window overlooking the garden.





### **BEDROOM THREE**

**7'09 x 7'07 (2.36m x 2.31m)**

Currently utilised as an office, radiator, laminate wood flooring, front aspect window with stunning Forest views.

### **BATHROOM**

**7'09 x 6'06 (2.36m x 1.98m)**

Modern suite comprising a bath with electric shower over and tiled surround, low level w.c, vanity washbasin unit with tiled splashbacks, radiator, obscured rear aspect window.

### **GARAGE**

**16'10 x 10'07 (5.13m x 3.23m)**

Accessed via an up and over door from the driveway, power and lighting. There is a useful storage area and a door leading through to a store room/gym that has been created by the current owners. Could be converted back to a double garage if required.

### **STORE ROOM/GYM**

**13'06 x 7'07 (4.11m x 2.31m)**

Power, lighting and water connected.

### **OUTSIDE**

To the front of the property there is parking available for two/three vehicles which in turn leads to the garage. There is gated access to the side garden with greenhouse and space for bin storage. Steps lead up to the front entrance and balcony for enjoying the superb woodland views.

The mostly sloping rear garden comprises level seating areas and a lawn with attractive well stocked borders. At the top of the garden is a secluded private seating area where you can enjoy far reaching views towards the Forest and enjoy the late evening sun.



## DIRECTIONS

From Mitcheldean take the A4136 over Plump Hill in the direction of Coleford. Turn left at the traffic lights at Nailbridge, signposted Cinderford. Continue along passing the Gulf garage on the right turning right just after into Valley Road. Proceed along here, continuing over the mini roundabout until reaching the T junction with St Whites Road. Turn left then take the third right on to Ruspidge Road. Continue along passing the shop on the right hand side taking the next turning left into Hewlett Way, continue along where the road bares round to the left into Fir View Road. The property can be found towards the end of the road on the right hand side.

## SERVICES

Mains Electric, Gas, Water & Drainage.  
Gigaclear in area

## LOCAL AUTHORITY

Council Tax Band: B  
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

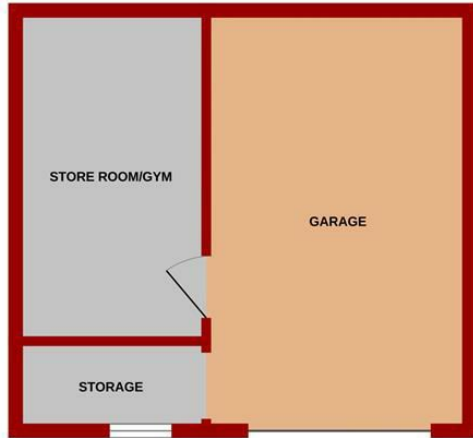




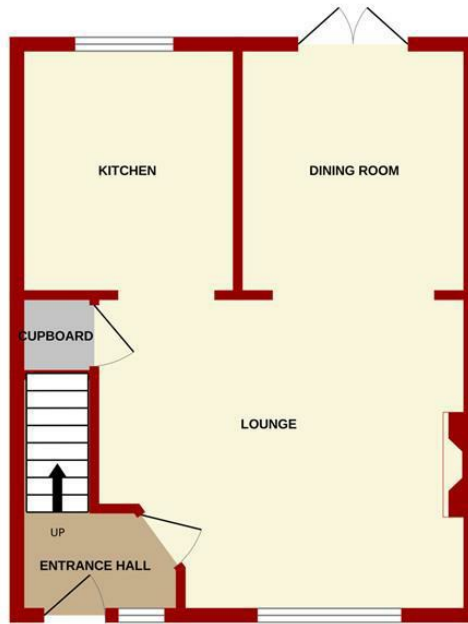
there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GARAGE



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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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		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) <b>A</b>		<b>82</b>	(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>		<b>67</b>	(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>





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