



**1 Eastern Way**  
Ruspidge, Cinderford GL14 3AF



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£275,000**

Offered For Sale With No Onward Chain Is This Extended Three Bedroom Detached Bungalow Located In The Quiet Popular Village Of Ruspidge In The Sought After Forest Of Dean. The Property Benefits From Off-Road Parking And Single Garage, Enclosed Gardens, Gas-Fired Central Heating And Double Glazing.

The Accommodation Briefly Comprises Entrance Hall, Living Room, Dining Room, Kitchen, Three Bedrooms And Wet Room

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.







A double upvc glazed door leads into a small entrance porch with further inner door leading into

### ENTRANCE HALL

A spacious hallway with built in coat cupboard, loft access, radiator, doors lead off to the living room, dining room, bedrooms 1,2,3 and wet room

### LIVING ROOM

15'11" x 12'3" (4.85m x 3.73m)

Feature living flame gas fire with tiled surround and hearth, radiators, exposed wooden floorboards, front aspect window with secondary glazing

### DINING ROOM

11'11" x 9'11" (3.63m x 3.02m )

Airing cupboard, radiator, opens into

### KITCHEN

22'7" x 9'4" (6.88m x 2.84m)

Fitted wall and base level units with laminate worktops and inset stainless steel sink unit with drainer. Fitted bench seating with space for a breakfast table. Space for an electric cooker with hob, fridge and freezer. Wall mounted gas-fired combi boiler, larder cupboard, triple aspect windows overlooking the gardens, side aspect door to garden

### BEDROOM ONE

13'0" x 9'11" (3.96m x 3.02m )

Fitted wardrobes, radiator, rear aspect window

### BEDROOM TWO

12'0" x 10'6" (3.66m x 3.20m)

Fitted wardrobes, radiator, rear aspect window

### BEDROOM THREE

8'11" x 9'3" (2.72m x 2.82m)

Radiator, front aspect window

### WET ROOM

7'6" x 6'6" (2.29m x 1.98m)

Mains fed shower, low level w.c, pedestal washbasin, heated towel rail, wet board walls, tiled floor, obscured rear aspect window

### OUTSIDE

Pair of gates give access to the driveway and in turn the single garage with attached car port. The surrounding gardens are enclosed by fencing and hedging with lawned areas, flower borders, shed/studio and a BBQ area

### SERVICES

Mains electricity gas, water and drainage.

### WATER RATES

Severn Trent Water authority - rate TBC

### Forest of Dean District Council (Mitcheldean)

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.

### MONEY LAUNDERING REGULATIONS

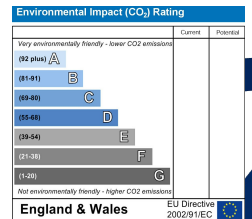
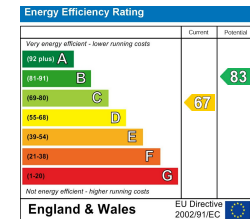
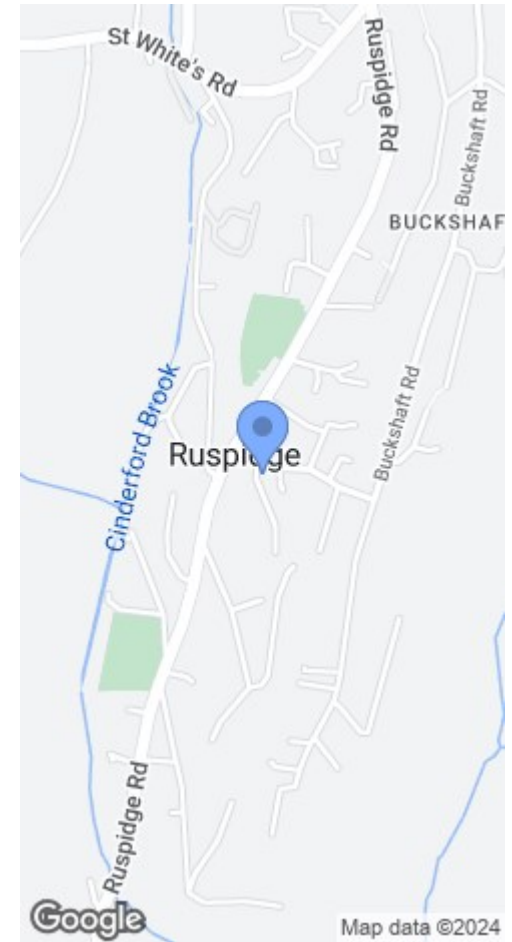
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



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.



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