



31a Fir View Road
Cinderford GL14 3AL



STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £250,000

We are pleased to present this CHARMING THREE-BEDROOM MID-TERRACE HOME, nestled in a PEACEFUL AND SECLUDED LOCATION IN THE VILLAGE OF RUSPIDGE on the outskirts of Cinderford. This property boasts OFF-ROAD PARKING, an INTEGRAL DOUBLE GARAGE, a PRIVATE SLOPING REAR GARDEN and STUNNING ELEVATED VIEWS OVERLOOKING PICTURESQUE WOODLAND.

The accommodation comprises ENTRANCE HALL, LOUNGE/DINER and KITCHEN on the ground floor with THREE BEDROOMS and a BATHROOM on 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.





Wooden glazed front aspect door leads into;

ENTRANCE HALL

Radiator, laminate wood flooring, stairs lead to the first floor landing, door leads through to the lounge/diner, front aspect window.

LOUNGE/DINER

23'01 x 15'01 narrowing to 9'03 (7.04m x 4.60m narrowing to 2.82m)

A bright and spacious room comprising a Tv point, radiators, laminate wood flooring, under stairs storage cupboard, front aspect window with elevated woodland views, door to the kitchen. The dining area also enjoys access to the kitchen, sliding patio doors lead out to the rear garden.

KITCHEN

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

Fitted wall and base level units with laminate worktops and inset 1.5 bowl stainless steel sink unit with drainer. Integral electric oven and gas hob with extractor hood over. Space and plumbing for a washing machine and fridge/freezer. Brand new wall mounted Worcester gas-fired domestic heating boiler, rear aspect window overlooking the garden.

LANDING

Loft access, airing cupboard housing the hot water immersion tank, radiator, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

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

Built in double wardrobe, radiator, front aspect window with beautiful woodland views.

BEDROOM TWO

10'05 x 9'10 (3.18m x 3.00m)

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

BEDROOM THREE

7'09 x 7'08 (2.36m x 2.34m)

Radiator, front aspect window with beautiful woodland views.

BATHROOM

7'08 x 6'05 (2.34m x 1.96m)

Three piece coloured suite comprising a bath with electric shower over, low level w.c and pedestal washbasin, radiator, obscured rear aspect window.

INTEGRAL DOUBLE GARAGE

18'05 x 16'10 (5.61m x 5.13m)

Accessed via a single up and over door from the driveway, power, lighting, water all connected.

OUTSIDE

At the front of the property, there is off-road parking for two to three vehicles, with direct access to the integral double garage. Steps lead up to the front door, with a practical bin store discreetly located beneath. A charming balcony with a railing provides an idyllic spot to enjoy the tranquil woodland views.

The enclosed rear garden can be accessed from the lounge/diner. Just behind the property is a private patio, perfect for relaxing, entertaining, or enjoying barbecues. Winding steps ascend through the sloping garden, which is adorned with a colourful mix of mature trees, shrubs, and flowers. Higher up, a delightful decked seating area and a small lawn further enhance the garden's beauty and charm.

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.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we

have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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

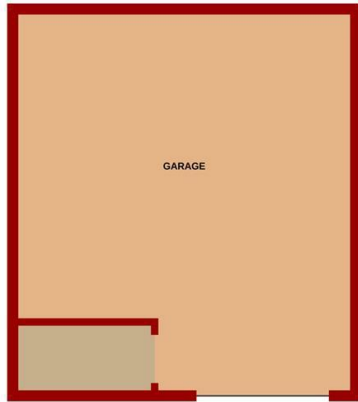
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

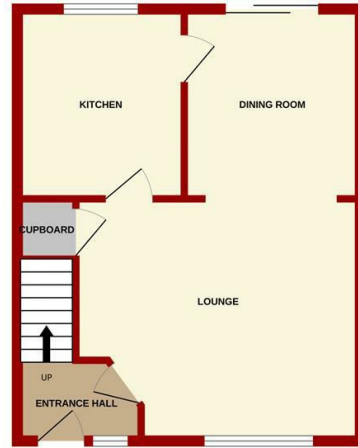
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



BASEMENT



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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	85
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-101) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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