



10 Fir View Road
Cinderford GL14 3AL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £350,000

We are delighted to introduce this VERY WELL PRESENTED, THREE-BEDROOM DETACHED PROPERTY to the market for the first time. Featuring an ATTACHED SINGLE GARAGE, DRIVEWAY PARKING FOR ONE VEHICLE, and a WEST-FACING TIERED GARDEN OFFERING PICTURESQUE WOODLAND VIEWS, this property is SITUATED IN THE SOUGHT-AFTER VILLAGE OF RUSPIDGE on the outskirts of Cinderford.

The accommodation briefly comprises FRONT PORCH, ENTRANCE HALL, W.C, LOUNGE and KITCHEN/DINER on the ground floor, THREE BEDROOMS and a BATHROOM to the first floor. Accessed from the rear garden is a BONUS STORE ROOM/STUDY.

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.



Double doors with window to the side lead into;

FRONT PORCH

A convenient space to remove coats and shoes before entering the home, tiled floor, door leads to;

ENTRANCE HALL

Radiator, stairs leading to the first floor landing with handy storage cupboards beneath, doors lead into the downstairs w.c and lounge.

DOWNSTAIRS W.C

Comprising a vanity washbasin unit with integrated low level w.c, radiator, tiled walls and floor, side aspect obscured window.

LOUNGE

17'07 x 11'02 (5.36m x 3.40m)

Feature stone fireplace with inset gas fire, radiator, rear aspect window with wonderful woodland views. Folding wooden doors lead into;

KITCHEN/DINER

17'07 x 8'00 (5.36m x 2.44m)

Comprising a range of fully fitted wall and base level units with laminate worktops, integral 1.5 bowl sink unit with drainer, space for a gas cooker and undercounter fridge or freezer, space and plumbing for a washing machine. Radiator, side and rear aspect windows with woodland views. Door into;

GARAGE

12'07 max x 19'09 (3.84m max x 6.02m)

Accessed via an up and over door, power and lighting, fitted worktop with space and plumbing below for a dishwasher and tumble dryer. Rear aspect door with steps leads down to the garden, side and rear aspect windows.

LANDING

Access to loft space, doors lead off to the three bedrooms and bathroom.





BEDROOM ONE

12'10 x 9'10 (3.91m x 3.00m)

Built in wardrobes, radiator, rear aspect window with superb woodland views.

BEDROOM TWO

10'08 x 9'09 (3.25m x 2.97m)

Built in wardrobes, mains fed shower cubicle with tiled surround, radiator, front aspect window.

BEDROOM THREE

9'07 x 8'08 (2.92m x 2.64m)

Built in wardrobe, airing cupboard, radiator, rear aspect window with views towards woodland.



BATHROOM

6'11 x 5'06 (2.11m x 1.68m)

Comprising a bath with tiled surround, low level w.c, pedestal washbasin, radiator, side aspect obscured window.

STORE ROOM/STUDY

15'01 x 7'11 (4.60m x 2.41m)

Accessed from the rear of the property, built in storage cupboards, wall mounted gas-fired Worcester boiler, power, lighting, radiator, rear aspect window.

OUTSIDE

The front of the property features a block-paved driveway with space for one vehicle, leading to the attached single garage. The attractive front garden is laid to gravel, complemented by colourful shrubs and bordered by a low fence. A side access pathway leads to the rear garden.

At the rear, a spacious patio offers breath-taking woodland views, creating a perfect spot for relaxation. Below, a neatly maintained lawn leads to a lower gravelled area, which includes a greenhouse. The garden is enclosed by a chain-link fence, ensuring a sense of privacy while maintaining the scenic surroundings.

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 left.

SERVICES

Mains water and drainage, electric, gas

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.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

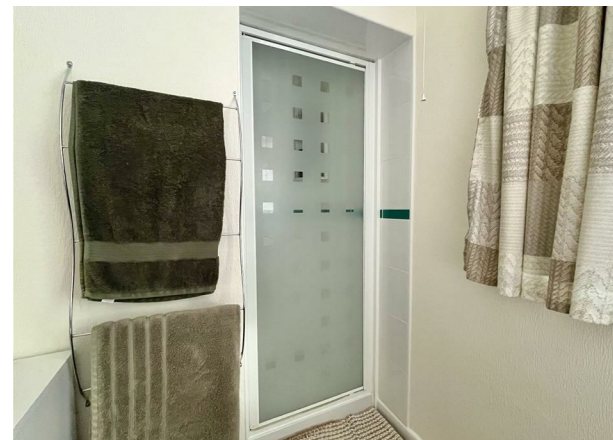
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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

MONEY LAUNDERING REGULATIONS

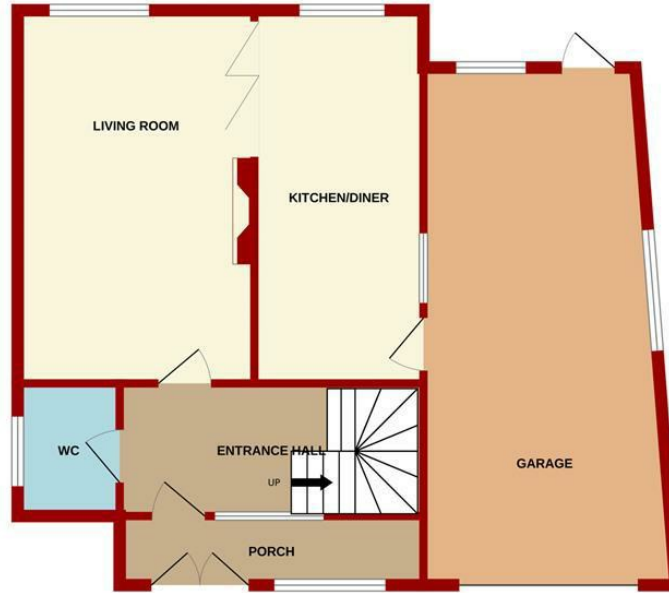
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



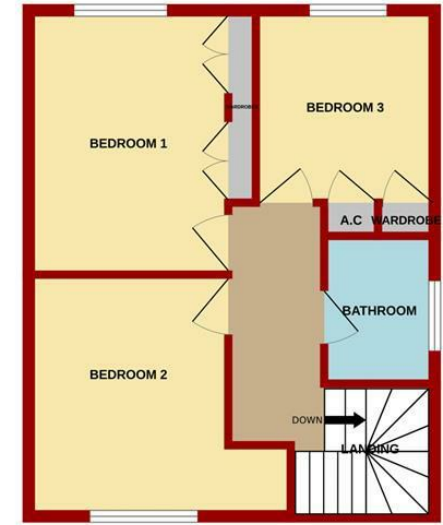
BASEMENT



GROUND FLOOR



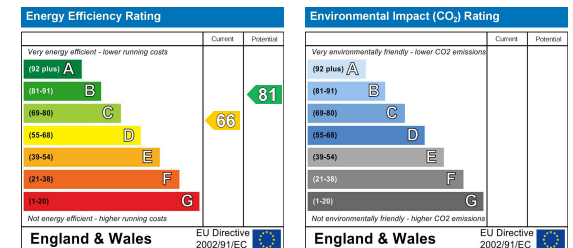
1ST FLOOR



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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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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