



**FREEHOLD**

**£219,950**



**2 HUDSON LANE, RUSPIDGE, GLOUCESTERSHIRE, GL14 3AZ**

- FOUR BEDROOMS
- KITCHEN/DINER
- DOUBLE GLAZING
- CLOSE TO BUS ROUTE AND SHOPS
- OFF ROAD PARKING
- LOUNGE
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- POTENTIAL ANNEXE
- NO ONWARD CHAIN

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## 2 HUDSON LANE, RUSPIDGE, GLOUCESTERSHIRE, GL14 3AZ

### AN IMMACULATELY MAINTAINED FOUR BEDROOM SEMI-DETACHED HOUSE WITH POTENTIAL ANNEXE - IDEAL FOR A DEPENDENT RELATIVE.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

**Porch:** Door to -

**Hall:** Radiator.

**Lounge:** 12' 10" x 12' 6" (3.9m x 3.8m),  
Fireplace, window to front, radiator.



**Kitchen/Diner:** 16' 1" x 9' 6" (4.9m x 2.9m), Fitted with wall and base units, gas oven and hob with hood over, sink unit, tiled splash-backs, tiled floor, window and patio door to rear.

Door to -

**Utility Room:** 8' 10" x 5' 7" (2.7m x 1.7m), Plumbing for automatic washing machine, gas boiler providing central heating and domestic hot water, wall and base units, door and window to rear, tiled floor, radiator.

Door to -





**Annexe: 10' 6" x 8' 10" (3.2m x 2.7m),** Window to front, radiator.

**Shower Room: 6' 11" x 7' 7" (2.1m x 2.3m),** W.C., sink unit, shower cubicle, radiator, tiling to walls and floors, extractor.

Stairs to -

**First Floor Landing:** Access to loft.

**Bedroom One: 11' 10" x 9' 6" (3.6m x 2.9m),** Window to front, radiator, built-in wardrobe.

**Bedroom Two: 9' 6" x 9' 2" (2.9m x 2.8m),** Window to rear, radiator, built-in wardrobe.

**Bedroom Three: 6' 11" x 5' 11" (2.1m x 1.8m),** Window to front, radiator.

**Shower Room: 6' 3" x 5' 11" (1.9m x 1.8m),** Shower cubicle, W.C., sink unit, towel rail radiator, tiling to walls and floor, window.

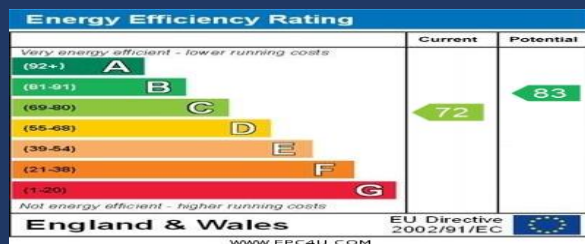
**Outside:** Easily maintained gardens to front and rear, off road parking.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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