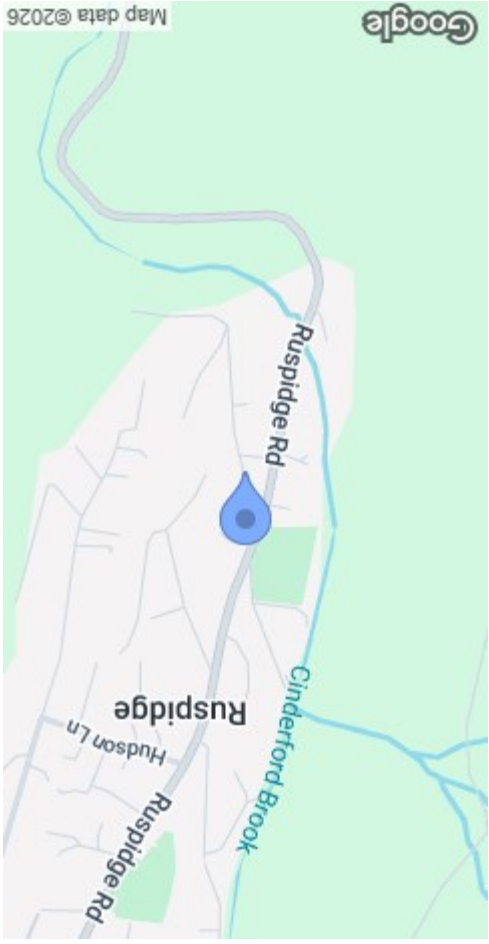


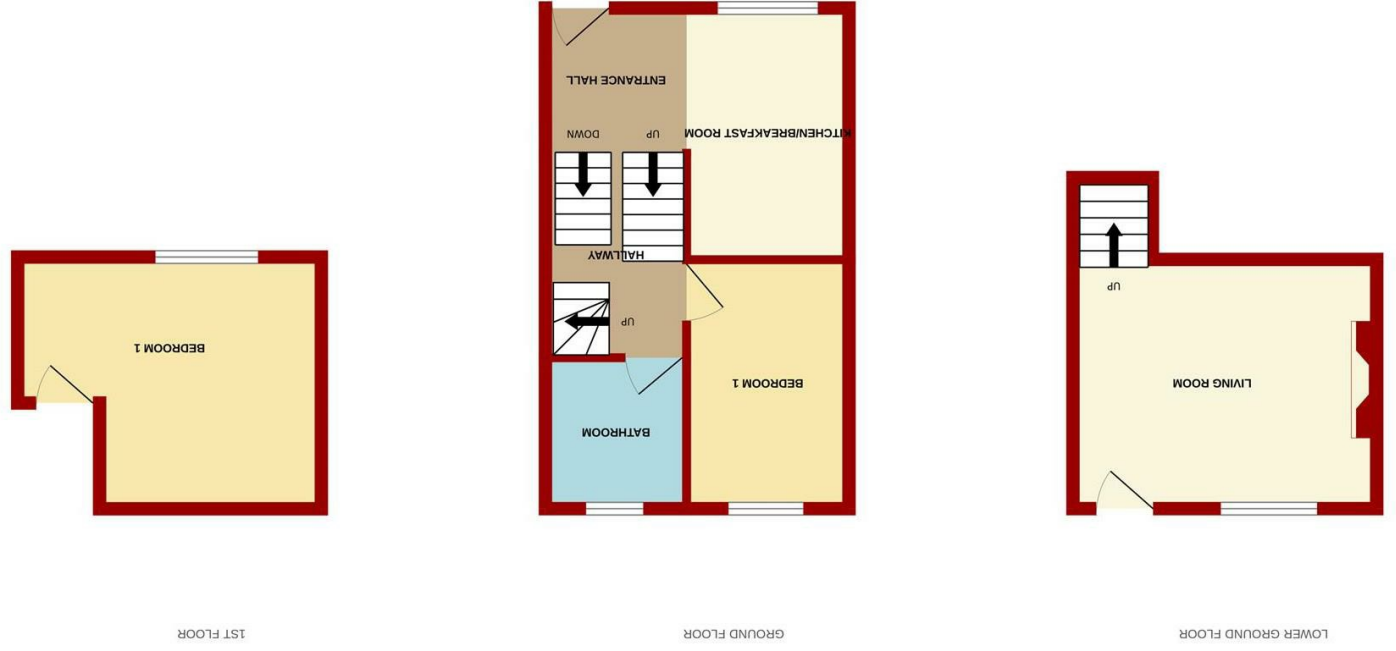


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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Moonstone Cottage, 3 Tramway Road  
 Cinderford GL14 3AY



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Guide Price £230,000

The accommodation comprises an ENTRANCE LOBBY and KITCHEN on the ground floor, LIVING ROOM with WOOD BURNING STOVE on the lower ground floor having access to the garden, BEDROOM TWO and the BATHROOM on the upper ground floor and BEDROOM ONE 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.



The property is approached from the front aspect via a glazed wooden door leading into;

### ENTRANCE HALL

A warm and welcoming space with a radiator and laminate wood effect flooring. From here half stairs lead down to the living room and up to the second bedroom and bathroom. An opening on the left leads into the kitchen.

### KITCHEN

11'01 x 7'05 (3.38m x 2.26m)

Comprising a range of base mounted units with solid wood worktops and stylish white metro tile splash-backs. There is an inset ceramic sink unit, as well as space for a gas or electric cooker with extractor hood above. Additionally there is space for a fridge/freezer and plumbing for a washing machine. A cupboard houses the gas-fired Worcester combi boiler. To finish off there is a decoratively tiled floor and front aspect window.

### LIVING ROOM

13'04 x 11'02 (4.06m x 3.40m)

A cosy space with feature brick built fireplace having a wood burning stove set on a stone hearth. There is a radiator, laminate wood effect flooring and rear aspect window and double glazed upvc door providing access to the rear garden.

### UPPER GROUND FLOOR LANDING

With loft access to a partial roof space, half stairs continue up to the first floor principal bedroom. Doors lead off the landing to bedroom two and the bathroom.

### BEDROOM TWO

11'04 x 7'03 (3.45m x 2.21m)

A small double or large single room with a radiator, laminate wood effect flooring and a rear aspect window with lovely forest views.

### BATHROOM

8'01 x 6'00 (2.46m x 1.83m)

Comprising a modern suite to include a P-shaped panelled bath with mains fed shower over and glass screen, close coupled w.c and vanity washbasin unit. There is a heated towel rail, partly white metro tiled walls and an obscured rear aspect window.

### BEDROOM ONE

13'08 x 11'03 (4.17m x 3.43m)

A good sized double room having a useful built in storage cupboard, fitted desk and shelving ideal for home working, laminate wood effect flooring, radiator and a front aspect window.

### PARKING

There is plenty of on-road parking close to the property in Tramway Road.

### OUTSIDE

To the front of the property is an attractive low stone wall with a gate, the front courtyard garden is laid to flagstones and there is a cold water tap. A path to the side of the property leads to the rear garden. There is a block of two small brick built sheds ideal for storage.

The low maintenance west-facing garden is a sun trap, predominately laid to gravel with planted raised beds, outside power point and enjoys a lovely view towards woodland.

### VIRTUAL STAGING

Additional Living Room and Bedroom photos have been added with AI generated virtual staging to show how furniture would enhance the rooms.

### AGENTS NOTE

The neighbouring property has a pedestrian right of access down the side and across the back of Moonstone Cottage to their rear garden.

### DIRECTIONS

What3Words/// starch.flop.relief- 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 second left into Tramway Road where the property can be found after a short distance on the right.

### SERVICES

Mains water, drainage, electricity, 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: A  
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.

### 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)